



Document 2024 572

Book 2024 Page 572 Type 03 001 Pages 3
Date 3/18/2024 Time 10:06:19AM
Rec Amt \$17.00 Aud Amt \$5.00


INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Robert W. Reynoldson, 200 W Jefferson, Osceola, IA 50213, Phone:
641-342-2157

Taxpayer Information: Monty J. Johnson Revocable Trust, 3328 Walnut Street, Truro, IA
50257

 **Return Document To:** Monty J. Johnson Revocable Trust, 3328 Walnut Street, Truro, IA 50257

Grantors: Monty J. Johnson

Grantees: Monty J. Johnson as trustee of Monty J. Johnson Revocable Trust U/A Dated March
15, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Zero Dollars and other valuable consideration, Monty J. Johnson, a single person, does hereby Convey to Monty J. Johnson, Trustee of Monty J. Johnson Revocable Trust Dated March 15, 2024, the following described real estate in Madison County, Iowa:

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 36 Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel A as shown in Plat of Survey filed in Book 2005, Page 3084 on July 5, 2005, in the Office of the Recorder of Madison County AND EXCEPT Parcel F as shown in Plat of Survey filed in Book 2018, Page 2479 on August 1, 2018, in the Office of the Recorder of Madison County,

AND

The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel B as shown in Plat of Survey filed in Book 2005, Page 3083 on July 5, 2005, in the Office of the Recorder of Madison County,

AND

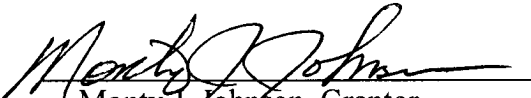
The East Half of the Southwest Quarter (E1/2 SW1/4) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel E as shown in Plat of Survey filed in Book 2018, Page 1044 on April 5, 2018, in the Office of the Recorder of Madison County.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

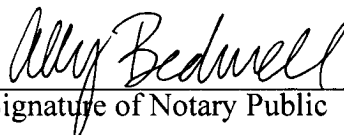
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 15, 2024.


Monty J. Johnson, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on March 15, 2024 by Monty J. Johnson, a single person.


Signature of Notary Public

