



Document 2025 3105

Book 2025 Page 3105 Type 03 001 Pages 3

Date 11/17/2025 Time 1:56:10PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$424.00

Rev Stamp# 413 DOV# 416

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$265,410<sup>00</sup>

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

CB168717

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Earl Ramey, 2352 Holliwell Bridge Road, Winterset, IA 50273

**Return Document To:** Earl Ramey, 2352 Holliwell Bridge Road, Winterset, IA 50273

**Grantors:** Lucas Alan Johnson and ~~Stephaine~~ <sup>Stephanie</sup> Johnson

**Grantees:** Earl Ramey, Raelyn Ramey and Finn Tofte

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Sixty-Five Thousand Four Hundred Ten Dollar(s) and other valuable consideration, Lucas Alan Johnson and <sup>te Stephanie</sup> ~~Stephaine~~ Johnson, husband and wife, do hereby Convey to Earl Ramey and Raelyn Ramey and Finn Tofte, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D" located therein, containing 6.02 acres, as shown in Amended Plat of Survey filed in Book 2020, Page 1484, on May 4, 2020 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located therein, containing 4.5001 acres, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter (¼) of the <sup>Northeast</sup> ~~Northwest~~ Quarter (¼) of said Section Ten (10), being the point of beginning, thence North 89°04' East 660.00 feet, thence South 00°00' 297.05 feet, thence South 89°04' West 660.00 feet; thence North 00°00' 297.05 feet to the point of beginning. NOTE: The West line of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10) is assumed to bear due North and South.

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.

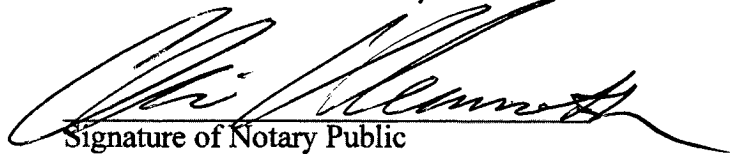
Dated: 11/12/2025

Lucas Alan Johnson  
Lucas Alan Johnson, Grantor

Stephanie Johnson  
<sup>te</sup> ~~Stephaine~~ Johnson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on NOVEMBER 12<sup>TH</sup>, 2025 by  
Lucas Alan Johnson and ~~Stephaine~~ <sup>Stephanie</sup> Johnson.  
TC

  
Signature of Notary Public

