

Book 2004 Page 2603 Type 03 01 Pages 1  
Date 6/04/2004 Time 3:12 PM  
Rec Amt \$11.00 Aud Amt \$5.00  
Rev Transfer Tax \$26.40  
Rev Stamp# 124 DOV# 234

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 4 DAY OF June 2004  
*Debbie Cook*  
DEPUTY RECORDER

COMPUTER   
RECORDED   
COMPARED

Preparer Information  David L. Wetsch, 974 73rd Street #20, Des Moines IA 50312, (515) 223-6000  
Individual's Name Street Address City Phone

Address Tax Statement : James and Phyllis Johnson  
3363 218th Street, St. Charles IA 50240  
17,000.00

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Donald Acheson and Nancy Ann Acheson, husband and wife, and Dale Acheson and Madeline K. Acheson, husband and wife,

do hereby Convey to  
James C. Johnson and Phyllis A. Johnson, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Commencing 20 rods West of the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-six (36), thence South 16 rods, thence West 20 rods, thence North 16 rods, then East 20 rods to the place of beginning, all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to easements and restrictions of record.

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.

STATE OF IOWA, Dated: June 2, 2004

Polk COUNTY, ss: Donald E Acheson

On this 2 day of June, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared

Donald Acheson and Nancy Ann Acheson, husband and wife, and Dale Acheson and Madeline K. Acheson, husband and wife,  
Nancy Ann Acheson (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.  
Dale Acheson (Grantor)

Madeline K. Acheson  
Madeline K. Acheson (Grantor)

David L. Wetsch  
Notary Public

(This form of acknowledgment for individual grantor(s) only)

