

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 485.60
Michael Utzler
RECORDER
2-24-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. 000992
BOOK 2003 PAGE 992
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Prepared by: Wayne S. Rasmussen, Attorney at Law
11605 Miracle Hills Dr., Ste. 205, Omaha, NE 68154/402-493-3300
Address tax statement: Benjamin W. Johnson, 2647 235th St., Winterset, IA 50273-9550

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

\$ 304,000.00

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **KRISTINE L. LOCHER f/k/a KRISTINE CAROLYN LOOP and GREGG LOCHER, wife and husband** do hereby Convey to **BENJAMIN W. JOHNSON and TERRI J. 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:

The Northwest Quarter (NW¹/₄) and the Southwest Quarter of the Northeast Quarter (SW¹/₄NE¹/₄) of Section Four (4), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the real estate conveyed to the State of Iowa pursuant to a warranty deed filed of record September 26, 1959 in the Office of the Madison County Recorder in Book 89, Page 497, and subject to easements and restrictions of record, that certain fence agreement dated November 4, 1991 and recorded December 12, 1991 in Book 2, Page 118 of the Madison County Recorder, and Maintenance Agreement dated June 17, 1997 and recorded August 20, 1997 in Book 44, Page 278 of the Madison County Recorder.

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: Feb. 19, 2003

Kristine L. Locher
Kristine L. Locher (Grantor)

Gregg S. Locher
Gregg Locher (Grantor)

State of Ohio
County of Greene) ss.

On this 19 day of February, 2003 before me the undersigned, a Notary Public in and for said State, personally appeared **KRISTINE L. LOCHER f/k/a KRISTINE CAROLYN LOOP and GREGG LOCHER, wife and husband** 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.

Notary Public Ryan G. Pennell
RYAN G. PENNELL, Notary Public
In and for the State of Ohio
My Commission Expires May 31 2007

V F+M