

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 79.20
Michelle Utzler
RECORDER
9-16-03 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 5.00

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FILED NO. 5553
BOOK 2003 PAGE 5553
(PAGE 5553)
2003 SEP 16 PM 4:10
(4:10 PM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912



Address Tax Statement : Michael and Shirley Johnson
303 W. Carpenter
St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty Thousand and No Cents-----(\$50,000.00)
Dollar(s) and other valuable consideration,
Victorene M. Payton, a single person

do hereby Convey to
Michael L. Johnson and Shirley 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:

A tract of land commencing 50 feet North of the Southeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West parallel with the South line of said sub-division 125 feet, thence Northwesterly 206.5 feet to the Southeasterly line of the public highway, thence Northeasterly along said line of said highway 485.75 feet to the East line of said sub-division, thence South along the East line thereof 497 feet to the point of beginning, and containing 2.1 acres, more or less.

The Grantor conveys the Grantee all right, title and interest and into an easement which is date March 29, 1969 and filed for record on October 11, 1977 in the Madison County Recorder's Office in Deed Record Book 112 at Page 351 and an easement which is dated March 29, 1969 and filed for record on October 11, 1977 in the Madison County Recorder's Office in Deed Record Book 112 at Page 353.

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: September 16, 2003

MADISON COUNTY, ss:

On this 16th day of September,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Victorene M. Payton

Victorene M. Payton
Victorene M. Payton (Grantor)

_____ (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. _____ (Grantor)

[Handwritten Signature]

JOHN E. CASPER
COMMISSION # 100317
MY COMMISSION EXPIRES
NOV 7 2005

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