

ENTERED FOR TAXATION  
THIS 07 DAY OF Feb 2006  
*Jan W. Welch*  
AUDITOR  
*Debbie Carlson*  
DEPUTY AUDITOR

Document 2006 534

Book 2006 Page 534 Type 03 001 Pages 2  
Date 2/07/2006 Time 1:26 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$223.20  
Rev Stamp# 58 DOV# 55

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:  
ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:  
BENJAMIN JOHNSTON & JESSICA TRAVIS, 2911 Homestead Avenue, Lorimor, Iowa 50149

File #VKW (LB) 0630016

mca ✓

139,900.<sup>00</sup>

## WARRANTY DEED

Legal: Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 29.3140 acres as shown in Plat of Survey filed in Farm Plat Book 1, Page 325 on May 31, 1985, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 14.668 acres, as shown in Plat of Survey filed in Book 2001, Page 1069 on March 20, 2001, in the Office of the Recorder of Madison County, Iowa



# of the South east quarter 3.0.

Address: 2911 Homestead Avenue, Lorimor, Iowa

Parcel ID: 660140586021000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Caligiuri and Jan Caligiuri, husband and wife**, do hereby convey unto **Benjamin H. Johnston, a single person, and Jessica L. Travis, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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 )

COUNTY OF Polk SS:

On this 2 day of February, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **David Caligiuri and Jan Caligiuri, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Betsy Haas-Reineck  
Notary Public in and for said State

Dated: 2-2, 2006

David Caligiuri  
David Caligiuri

Jan Caligiuri  
Jan Caligiuri

