

Document 2007 3717

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Date 10/04/2007 Time 8:28 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20  
Rev Stamp# 383 DOV# 396

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK



## WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Jeffrey T. and April D. Johnston

1344 210th Street

Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

**Grantors:**

Blanche Welch

Roxanne Welch Johnston

Thomas R. Johnston

Richard Duane Welch

Ruth Welch

**Grantees:**

Jeffrey T. Johnston

April D. Johnston

**Legal description:** See Page 2

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



**WARRANTY DEED**  
(Several Grantors)

For the consideration of Thirty-seven Five Hundred and 00/100-----\$37,500.00) -----

Dollar(s) and other valuable consideration,

Blanche Welch, a/k/a Blanche H. Welch, a/k/a Rena Blanche Welch, a single person, Roxanne Welch Johnston and Thomas R. Johnston, Wife and Husband and Richard Duane Welch and Ruth Welch, Husband and Wife

do hereby Convey to

Jeffrey T. Johnston and April D. Johnston, Husband and Wife, as Joint Tenants with Full Right of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:

Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence North 89°49'42" West 204.48 feet along the North line of the Northwest Quarter of said Section 34 to the Point of Beginning: thence South 00°06'36" West 457.77 feet; thence North 89°49'42" West 308.84 feet; thence North 00°06' East 457.77 feet to a point on the North line of said Northwest Quarter; thence South 89°49'42" East 308.84 feet to the Point of Beginning containing 3.246 Acres including 0.234 of County Road right-of-way,

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: September 20, 2007

Blanche Welch  
Blanche Welch (Grantor)

Ruth Welch  
Ruth Welch (Grantor)

Roxanne Welch Johnston  
Roxanne Welch Johnston (Grantor)

\_\_\_\_\_  
(Grantor)

Thomas R. Johnston  
Thomas R. Johnston (Grantor)

\_\_\_\_\_  
(Grantor)

Richard Duane Welch  
Richard Duane Welch (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on September 20, 2007 by Blanche Welch



Justine J. Halverson  
Notary Public

STATE OF IOWA COUNTY OF MADISON

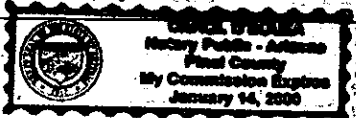
This instrument was acknowledged before me on September 20, 2007, by Thomas Johnston



Justine J. Halverson, Notary Public

STATE OF ARIZONA COUNTY OF PINAL

This instrument was acknowledged before me on September 24, 2007, by Richard Duane Welch and Ruth Welch



Carol Moira, Commission expires 01/14/2009, Notary Public

STATE OF IOWA COUNTY OF Madison

This instrument was acknowledged before me on September 21, 07, by Koranne Welch Johnston



Heather L. McReynolds, Notary Public

STATE OF Arizona COUNTY OF Pinal

This instrument was acknowledged before me on Sept, by

\_\_\_\_\_, Notary Public