

Please return original deed to:

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105

ISBA # 05754 James E. Van Warden  
Van Warden, Hulse & Hefner

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID <u>6</u>
STAMP # <u>115</u>
<u>Michelle Utzler</u> RECORDER
<u>1-12-95</u> <u>Madison</u> DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 1984  
BOOK 133 PAGE 795  
95 FEB -6 AM 10:17

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



### SPECIAL WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Seventy-two Thousand Five Hundred (\$72,500.00)  
Dollar(s) and other valuable consideration,  
Lloyd R. Bond and Jessie R. Bond, Husband and Wife,

do hereby Convey to  
W. Ben Johnson and Nancy Kane-Johnson

the following described real estate in Madison County, Iowa:

Commencing at a point 28 2/3 rods South of the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence South 18 1/3 rods, thence East 12 rods, thence South 7 rods, thence West 12 rods, thence South 30 rods, thence East 80 rods, thence North 55 1/3 rods, thence West 80 rods to the place of beginning, and the East one rod in width of the North 108 2/3 rods in length of the West Half (1/2) of the Northeast Quarter (NE 1/4) of said Section Thirty (30), in Township and Range aforesaid; and the South 78 acres of the West Half (1/2) of the Southeast Quarter (1/4) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), in Township Seventy-six (76) North, of Range Twenty-nine (29), West of the 5th P.M., Iowa.

This deed is given as full performance of a certain contract for the sale of said real estate, dated Sept. 22, 1993 which contract is duly merged herein to and including which date only all general warranties and covenants herein extend; thereafter, grantors warrant title only as against themselves and all parties claiming by, through or under said grantors or either of them.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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, ss:

Dated: September 22, 1993

DALLAS COUNTY,  
On this 22nd day of September,  
199 3, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Lloyd R. Bond and Jessie R.  
Bond, Husband and Wife,

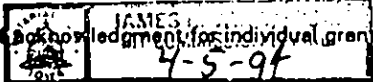
Lloyd R. Bond  
Lloyd R. Bond (Grantor)

Jessie R. Bond  
Jessie R. Bond (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.

James E. Van Warden  
Notary Public

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



(Grantor)

(Grantor)