

REAL ESTATE TRANSFER  
TAX PAID 71  
STAMP #  
\$ 124.80  
Michelle Utsler  
RECORDER  
3-14-95 Madison  
DATE COUNTY

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REC 5 02  
AUD 5 02  
R.M.F. \$ 1 02

FILED NO. 2312  
BOOK 134 PAGE 138  
95 MAR 14 AM 10:56  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Seventy-eight Thousand Five Hundred  
Dollar(s) and other valuable consideration,  
EDWIN J. ACELA also known as EDWIN JOSEPH ACELA, a single person,

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:

Parcel "A" located in the South 60 acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 00°25'02" East 1992.78 feet to the Northwest corner of said South 60 acres of the West Half (1/2) of the Northwest Quarter (1/4); thence North 86°12'31" East 1307.48 feet to the Northeast corner of said South 60 acres of the West Half (1/2) of the Northwest Quarter (1/4); thence along the East line of said West Half (1/2) of the Northwest Quarter (1/4), South 00°00'00" West 1653.52 feet; thence North 89°44'48" West 53.44 feet to a curve in the centerline of a county road; thence Southwesterly 554.86 feet along said centerline curve, having a radius of 480.00 feet, a central angle of 66°13'52" and a chord bearing South 48°19'21" West 524.48 feet; thence South 08°09'11" East 5.20 feet to the South line of said West Half (1/2) of the Northwest Quarter (1/4); thence South 85°17'36" West 877.66 feet to the Point of Beginning. Said Parcel "A" contains 58.439 acres, including 2,850 acres 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.

STATE OF IOWA Dated: March, 1995

MADISON COUNTY, ss: [Signature]  
On this 5 day of March,  
199 5, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Edwin J. Acela a/k/a Edwin Joseph Acela

Edwin J. Acela also known as (Grantor)  
Edwin Joseph Acela

(Grantor)

(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.

[Signature]  
Notary Public

