

REAL ESTATE TRANSFER TAX PAID <u>21</u> STAMP #
\$ <u>108</u> (80)
<i>Michelle Utsler</i> RECORDER
<u>8-18-92</u> <u>Madison</u> DATE COUNTY

FILED NO. 452

BOOK 130 PAGE 247

92 AUG 18 PM 3:17

Fee \$5.00  
Transfer \$5.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED — JOINT TENANCY**

For the consideration of ---Sixty-eight Thousand Five Hundred  
Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband  
and wife,

do hereby Convey to RUSTY M. STEPHENS and MARY BETH STEPHENS, 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 parcel of land in the West Half (W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Twelve (12), North 00°00'00" 555.17 feet; thence South 88°48'34" East 235.44 feet; thence South 00°00'00" 555.17 feet to the South line of said Northwest Quarter (NW $\frac{1}{4}$ ); thence along said South line, North 88°48'34" West 235.44 feet to the point of beginning. Said parcel of land contains 3.000 Acres, including 0.570 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 ss:  
MADISON COUNTY,

Dated: August 14, 1992

On this 14 day of August,  
19 92, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Benjamin W. Johnson and Terri J.  
Johnson

Benjamin W. Johnson  
(Benjamin W. Johnson) (Grantor)

Terri J. Johnson  
(Terri J. Johnson) (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.

Steven P. Weeks  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

