



Document 2012 993

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Date 4/06/2012 Time 10:45 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$140.00

Rev Stamp# 95 DOV# 96

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$88,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Charles Johnson, II and Carolyn Johnson, 2448 298th Lane, Peru, IA 50222

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Judith A. Morris

Grantees:

Charles Johnson, II
Carolyn Johnson

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$88,000.00 Dollar(s) and other valuable consideration,
Judith A. Morris, a Single Person,

do hereby Convey to
Charles Johnson, II and Carolyn 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:

The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



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: March 27, 2012

Judith A. Morris
Judith A. Morris (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 27, 2012, by Judith A. Morris

Cheyenne Johnston
Notary Public

