



Document 2012 3127

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INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$144,000

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 50273-0067,
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Benjamin W. and Terri J. Johnson, 2647 235th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

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

Grantors:

Roy E. Pack, Jr.
Gaye E. Pack

Grantees:

Benjamin W. Johnson
Terri J. Johnson

Legal description: See Page 2

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



WARRANTY DEED - JOINT TENANCY

For the consideration of \$144,000.00 Dollar(s) and other valuable consideration,
Roy E. Pack, Jr. and Gaye E. Pack, Husband and Wife,

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:

The East Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast
Quarter (1/4) of Section Two (2), and the North Half (1/2) of the Northwest Quarter (1/4) of the Northeast
Quarter (1/4), and the East 50 rods of the North 16 rods of the Southeast Quarter (1/4) of the Northwest
Quarter (1/4) and the East 32 acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section
11, all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison
County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated June 30, 1992 and filed for record with the
Madison County Recorder's Office on July 2, 1992 in Book 130 at Page 157.

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: October 17, 2012

Roy E. Pack, Jr.
Roy E. Pack, Jr. (Grantor)

(Grantor)

Gaye E. Pack
Gaye E. Pack (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 17, 2012, by
Roy E. Pack, Jr. and Gaye E. Pack

Cheyenne Johnston
, Notary Public

