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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Benjamin W. and Terri J. Johnson

2647 - 235th Street

Winterset, Iowa 50273

**Return Document To:** (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Benjamin W. Johnson

Terri J. Johnson

**Grantees:**

Benjamin W. Johnson

Terri J. Johnson

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----  
Dollar(s) and other valuable consideration,  
BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife,

do hereby Convey to  
BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of 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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: December 4, 2013

This instrument was acknowledged before  
me on December 4, 2013 by  
Benjamin W. Johnson and Terri J. Johnson

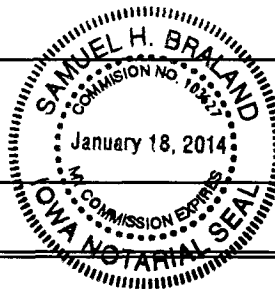
Benjamin W. Johnson  
Benjamin W. Johnson (Grantor)

Terri J. Johnson  
Terri J. Johnson (Grantor)

Samuel H. Braland  
Samuel H. Braland, Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)



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

## EXHIBIT "A"

The Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-five (35) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., and the Fractional North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT a tract located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2) containing 3.02 acres more or less, as shown in Plat of Survey filed in Book 2, Page 423 on November 23, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "A", located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 10.001 acres, as shown in Plat of Survey filed in Book 2002, Page 5390 on October 31, 2002 in the Office of the Recorder of Madison County, Iowa,

AND

All of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) lying South of the public highway running East and West through said 40-acre tract, containing 27.65 acres more or less, AND the South 59 acres of the East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); ALL in Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "F" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-five (35), containing 4.42 acres, as shown in Plat of Survey filed in Book 2011, Page 1437 on June 3, 2011, in the Office of the Recorder of Madison County, Iowa,

AND

A tract of land located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.02 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 423 on November 23, 1993, in the Office of the Recorder of Madison County, Iowa,

AND

Parcel "A", located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.001 acres, as shown in Plat of Survey filed in Book 2002, Page 5390 on October 31, 2002 in the Office of the Recorder of Madison County, Iowa.