



Document 2015 100

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

WF1892

\$280,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Todd and Irene Gerwig
2209 Rustic Avenue
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ben W. Johnson
Terri Johnson

Grantees:

Todd Gerwig
Irene Gerwig

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$280,000.00----- Dollar(s) and other valuable consideration,
BEN W. JOHNSON and TERRI JOHNSON, husband and wife,

do hereby Convey to
TODD GERWIG and IRENE GERWIG, 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:

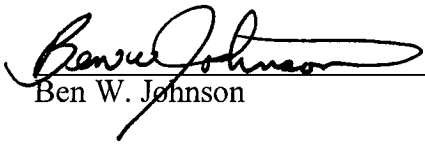


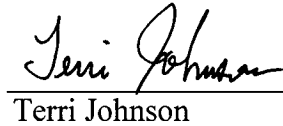
Parcel "A" in the Northeast Fractional Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 2,
Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 10.03 acres
including 0.73 acres of county road right-of-way, as shown by the Amended Plat of Survey recorded in
Book 2013, Page 3627, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between the Grantors and the Grantees
recorded in Book 2013, Page 3730, in the Office of the Recorder of Madison County, Iowa. Inasmuch
as this deed is given in fulfillment of a recorded real estate contract it is exempt from declaration of
value and groundwater hazard statement filing requirements.

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: December 29, 2014


Ben W. Johnson (Grantor)


Terri Johnson (Grantor)

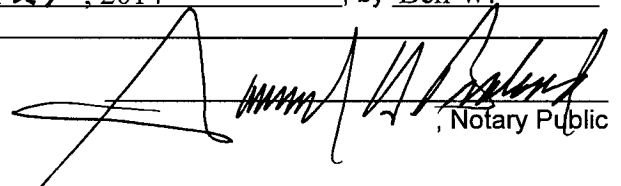
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 29, 2014, by Ben W. Johnson and Terri Johnson




Notary Public