



Document 2015 807

Book 2015 Page 807 Type 03 001 Pages 4

Date 3/30/2015 Time 2:08 PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$1,007.20

Rev Stamp# 82 DOV# 90

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK ✓



\$ 630,000

### 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)

Lee R.H. Carter  
1327 Adair-Madison Avenue  
Dexter, Iowa 50070

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

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

**Grantors:**

Judith N. Johannesen  
Carol Jane McClinton

**Grantees:**

Lee R. H. Carter

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of Six Hundred Thirty Thousand and no/100 (\$630,000.00)-----  
Dollar(s) and other valuable consideration,  
JUDITH N. JOHANNESSEN and ROBERT W. JOHANNESSEN, wife and husband;  
CAROL JANE McCLINTON and THOMAS J. McCLINTON, wife and husband.

do hereby Convey to  
LEE R. H. CARTER

the following described real estate in MADISON County, Iowa:

The North 92 and 52/100ths acres of the Fractional Northwest Quarter (Fr1.NW¼) of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at the Northwest Corner of said Fr1NW¼ of said Section 30, thence East along the North line of said quarter section 370 feet, thence South 212 feet, thence West 133 feet, thence South 248 feet, thence West 40 feet, thence South 42 feet, thence West 195 feet to the West line of said Section 30, thence North along said West line 500 feet, more or less, to the point of beginning, AND EXCEPT Parcel "A" located in the Northwest Quarter of the Northwest Fractional Quarter (NW¼ NWFr1.¼) of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 1.52 acres including 0.03 acres of public road right-of-way, as shown by the survey recorded in Book 2009, Page 2619, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a tract of land in said NW¼ described as follows: Beginning at the SW corner of said Parcel "A"; thence N89°34'35" E, 441.65 feet on the South line thereof to the SE corner of said Parcel "A"; thence S5°45'08" E, 20.08 feet; thence S89°34'35" W, 443.67 feet to the West line of said NW¼; thence N0°00'00" E, 20.00 feet on said West line to the Point of Beginning containing 0.20 acres including 0.02 acres of public road right-of-way.

**The above described real estate is now known and described as set forth on Exhibit "A" attached hereto and by this reference incorporated herein.**

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 TEXAS  
COUNTY OF DENTON

Dated: 2-4-2015, 2015

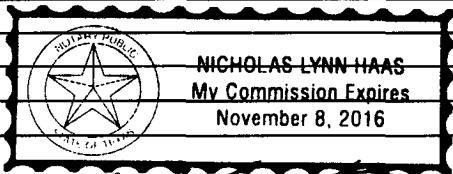
This instrument was acknowledged before me on 2-4-, 2015 by Carol Jane McClinton and Thomas J. McClinton

Carol Jane McClinton  
Carol Jane McClinton (Grantor)

Thomas J. McClinton  
Thomas J. McClinton (Grantor)

Judith N. Johannesen  
Judith N. Johannesen (Grantor)

Robert W. Johannesen  
Robert W. Johannesen (Grantor)

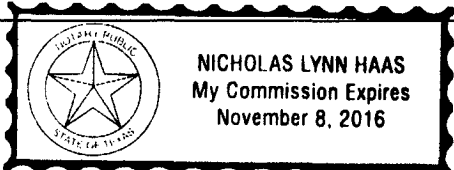


Nicholas Lynn Haas, Notary Public

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

STATE OF TEXAS, COUNTY OF DENTON

This instrument was acknowledged before me on 2-4-, 2015, by  
Judith N. Johannesen and Robert W. Johannesen



Nicholas Lynn Haas, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public

Exhibit "A"

The North 92 and 52/100ths acres of the Fractional Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30), containing 5.03 acres, as shown in Amended Plat of Survey filed in Book 2009, Page 3161 on October 19, 2009, in the Office of the Recorder of Madison County, Iowa.