

**BK: 2016 PG: 3110**  
**Recorded: 10/19/2016 at 10:14:16.0 AM**  
**Fee Amount: \$22.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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Instrument Prepared By: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116  
Return To: Jay Syverson, 700 Walnut, Suite 1600, Des Moines, IA 50309  
Address Tax Statement To: Steven and Teresa Johnson, 3429 Boulder Drive, WDM, IA 50265  
Exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

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### WARRANTY DEED

For Consideration of ONE Dollar(s) and other valuable consideration, Steven C. Johnson and Teresa L. Johnson, husband and wife, do hereby convey an undivided one-half interest in the below-described property to Steven C. Johnson, as Trustee of the Steven C. Johnson Revocable Trust dated February 9, 2010 and do hereby convey an undivided one-half interest in the below-described property to Teresa L. Johnson, as Trustee of the Teresa L. Johnson Revocable Trust dated February 9, 2010:

The West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) except three (3) acres in the Northwest corner thereof lying North of Middle River; **AND** all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying and being West and North of Middle River and containing 30 acres, more or less; **ALL** in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND** Parcel "A" located in the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and in Lots One (1), Two (2), and Three (3) of the Subdivision of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 15.04 acres, as shown in Plat of Survey filed in Book 2004, Page 2246 on May 17, 2004, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "B" located in the East Half (E  $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 9.75 acres, as shown in Plat of Survey filed in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** Parcel "D" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section

*Madison County Deed*

Fifteen (15), containing 34.36 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "E" located in the West Half (1/2) of the Southeast Quarter (1/4) of said Section Fifteen (15), containing 49.69 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa.

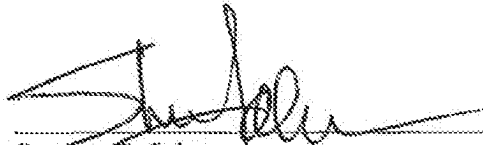
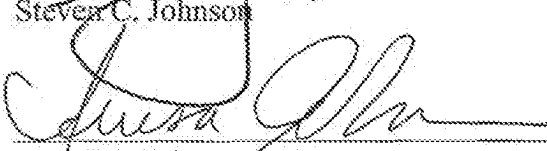
Subject to easements, covenants and restrictions of record.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

Grantor(s) do hereby covenant with grantee(s), 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.

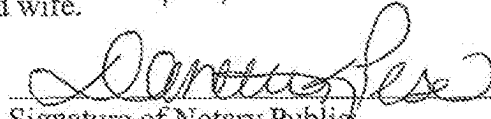
Dated: 10/14, 2016.

  
\_\_\_\_\_  
Steven C. Johnson  
  
\_\_\_\_\_  
Teresa L. Johnson

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 10/14/2016, 2016 by Steven C. Johnson and Teresa L. Johnson, husband and wife.

STAMP

  
\_\_\_\_\_  
Signature of Notary Public  
Darlette K Reese  
\_\_\_\_\_  
Printed Name of Notary Public

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