



BK: 2016 PG: 3463
Recorded: 11/16/2016 at 2:21:51.0 PM
Fee Amount: \$17.00
Revenue Tax: \$431.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 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:

Kevin M. Flaherty
Shelley S. Flaherty

Grantees:

Benjamin W. Johnson
Terri J. Johnson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$270,000.00 and no/100ths----- Dollar(s) and other valuable consideration, KEVIN M. FLAHERTY and SHELLEY S. FLAHERTY, 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 North 76 acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section Eight (8) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the Northwest Quarter (1/4) of said Section Eight (8), containing 38.147 acres, as shown in Plat of Survey filed in Book 2002, Page 5108 on October 16, 2002, in the Office of the Recorder of Madison County, Iowa.

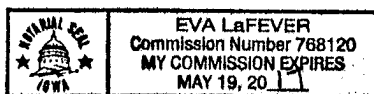
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated on November 15, 2016

Kevin M. Flaherty (Grantor) signature and name

Shelley S. Flaherty (Grantor) signature and name

STATE OF IOWA, COUNTY OF BUENA VISTA
This record was acknowledged before me on November 15, 2016, by Kevin M. Flaherty and Shelley S. Flaherty



EVA LaFEVER
Signature of Notary Public