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Pages 2

Fee Amount: \$17.00 Revenue Tax: \$299.20 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)

John L. and Janet M. Wilcox 1534 - 120th Street Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Jacob K. Johnston Angelia L. Johnston

Grantees:

John L. Wilcox Janet M. Wilcox

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$187,500.00 and no/100ths Dollar(s) and other valuable consideration, JACOB K. JOHNSTON and ANGELIA L. JOHNSTON, husband and wife,
do hereby Convey to
JOHN L. WILCOX and JANET M. WILCOX, 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 "D" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.008 acres, as shown in Plat of Survey filed in Book 3, Page 242 on May 15, 1998, i 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 rea 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 person 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 of feminine gender, according to the context. Dated on October 1, 2018
(Grantor) Jacob K. Johnston (Grantor)
Angelo adulta
(Grantor) Angelia L. Johnston (Grantor)
STATE OF , COUNTY OF MADISON
This record was acknowledged before me on October 1, 2018, by Jacob K. Johnston and Angelia L. Johnston
Signature of Notary Public January 18, 2020
The Iowa State Bar Association 2017 Warranty Deed - Joint Tenan Revised January 20 NOTARIAS TO NUMBER MINISTRALIA TO NUMBER MINIST