

BK: 2019 PG: 2294
Recorded: 7/26/2019 at 4:06:40.0 PM
Pages 4
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$39.48
Combined Fee: \$76.48
Revenue Tax: \$1,919.20
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Nicholas Cooper, Whitfield & Eddy, P.L.C., 699 Walnut Street, Suite 2000, Des Moines, IA 50309; (515) 288-6041

Taxpayer Information:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Return Address:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Grantors:

James M. Tyler, as trustee of the James M. Tyler Trust, under Trust Agreement dated August 15, 2017

Dixie L. Tyler, as trustee of the Dixie L. Tyler Trust, under Trust Agreement dated August 15, 2017

Grantees:

Steven C. Johnson, as trustee of the Steven C. Johnson Revocable Trust

Teresa L. Johnson, as trustee of the Teresa L. Johnson Revocable Trust

Legal Description: Exhibit A, p. 4

Document or instrument number of previously recorded documents: N/A

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar (\$1.00) and other valuable consideration, James M. Tyler, as trustee of the James M. Tyler Trust, under Trust Agreement dated August 15, 2017 and Dixie L. Tyler, as trustee of the Dixie L. Tyler Trust, under Trust Agreement dated August 15, 2017 hereby convey to Steven C. Johnson, as trustee of the Steven C. Johnson Revocable Trust and Teresa L. Johnson, as trustee of the Teresa L. Johnson Revocable Trust the following described real estate in Madison County, Iowa:

See Exhibit A.

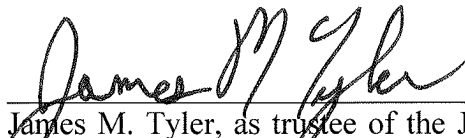
The grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trust were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts or the validity of the transfer.

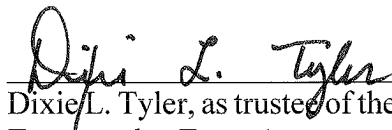
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: July 26, 2019

GRANTORS:



James M. Tyler, as trustee of the James M. Tyler Trust, under Trust Agreement dated August 15, 2017



Dixie L. Tyler, as trustee of the Dixie L. Tyler Trust, under Trust Agreement dated August 15, 2017

STATE OF IOWA)
) ss.
COUNTY OF POLK)

Subscribed and sworn to before me this 26th day of July, 2019, by James M. Tyler, as trustee of the James M. Tyler Trust, under Trust Agreement dated August 15, 2017.

Tara L. Smith

Notary Public – State of Iowa



STATE OF IOWA)
) ss.
COUNTY OF POLK)

Subscribed and sworn to before me this 26th day of July, 2019, by Dixie L. Tyler, as trustee of the Dixie L. Tyler Trust, under Trust Agreement dated August 15, 2017.

Tara L. Smith

Notary Public – State of Iowa



EXHIBIT A

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except that part thereof lying North and West of Middle River; AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying South and West of Middle River (containing about 9 acres), all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 23 rods South of the Northwest corner of said Section Twenty-one (21) and running thence North to the said Northwest corner, thence East 25 rods, thence Southwesterly in a straight line to the point of beginning.

AND

A parcel of land located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.993 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990, in the Office of the Recorder of Madison County, Iowa.

AND

The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), containing 27.27 acres, and more particularly described as follows, to-wit: Commencing at the Northwest corner thereof and running thence East 16 chains, thence South 2.8 chains, thence South $78\frac{1}{2}^{\circ}$ West 3.32 chains, thence North $41\frac{1}{2}^{\circ}$ West 2.49 chains, thence South 70° West 2.50 chains, thence South 33° West 8.53 chains, thence South 10.25 chains to the South line of said 40 acres, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning; AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), INCLUDING Parcel "B" located therein, containing 4.01 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 886 on March 23, 2018 in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of a tract of land located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990 in the Office of the Recorder of Madison County, Iowa.