



Document 2019 3026

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Rec Amt \$22.00 Aud Amt \$15.00 INDX

Rev Transfer Tax \$1,457.60 ANNO

Rev Stamp# 381 DOV# 395 SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

\$911,098

E✓

PREPARED BY AND RETURN TO: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK

AVE SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

Send Tax Statements to: Bradley M. Allen and Jill Allen, 2532 265th St., Peru, IA 50222

Grantor/Affiant: Harley Joe Johnston, II and Jodi Lynn Johnson

Grantee: Bradley M. Allen and Jill Allen

Legal: See page 3-4

1/2

For the Consideration of ONE Dollar(s) and other valuable consideration Harley Joe Johnson, II and Jodi Lynn Johnson, Husband and Wife, do hereby convey to Bradley M. Allen and Jill Allen, Husband and Wife, as joint tenants with full right of survivorship and not as tenants in common, the following described Real Estate in Madison County, Iowa:

See attached Exhibit “A”

Subject to all Covenants, Restrictions and Easements of Record.

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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: September 18, 2019.

Jodi Lynn Johnson

Jodi Lynn Johnson

(Grantor)

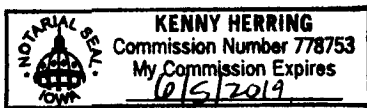
Harley Joe Johnson, II

Harley Joe Johnson, II

(Grantor)

STATE OF IOWA, COUNTY OF MADISON SS:

This record was acknowledged before me on 9/20/2019, by Harley Joe Johnson, II and Jodi Lynn Johnson, Husband and Wife.



Kenny Herring

Notary Public in and for the State of Iowa

Exhibit "A"

The Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); the North 30 acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), EXCEPT that part of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying North of the river, containing three (3) acres, more or less; the South 25 acres of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); All that part of the North 15 acres of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being South and East of Clanton Creek; AND a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said Section One (1), thence North $89^{\circ}45'16''$ East, 220.00 feet along the South line of said Section One (1) to the centerline of Clanton Creek and being the Point of Beginning. Thence continuing along said South Section line North $89^{\circ}45'16''$ East, 715.88 feet to a point on the West line of Parcel "A"; thence following along the West line of Parcel "A", North $01^{\circ}07'24''$ West, 77.03 feet; thence continuing along said West line, North $24^{\circ}01'03''$ East, 36.66 feet; thence North $05^{\circ}59'53''$ West, 284.36 feet; thence North $09^{\circ}15'16''$ West, 81.36 feet to the intersection of the West line of Parcel "A" and the centerline of Clanton Creek; thence following the meanderings of the centerline of Clanton Creek in a Northwesterly and a Southerly Direction to the Point of Beginning; AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) lying Southeast of Clanton Creek and containing 12 $\frac{1}{2}$ acres, more or less; AND a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), more particularly described as follows, to-wit: Beginning at the Center of said Section One (1), thence North $89^{\circ}33'09''$ East, 1042.54 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1) to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North $33^{\circ}54'47''$ West, 177.09 feet; thence North $20^{\circ}23'59''$ West, 271.62 feet; thence North $58^{\circ}33'02''$ West, 105.74 feet; thence North $02^{\circ}09'58''$ West, 161.81 feet; thence North $13^{\circ}26'26''$ West, 200.83 feet; thence North $28^{\circ}36'11''$ East, 216.73 feet; thence North $18^{\circ}23'20''$ East, 211.74 feet; thence North $45^{\circ}03'42''$ West, 142.86 feet; thence South $83^{\circ}29'48''$ West, 59.12 feet; thence South $70^{\circ}10'38''$ West, 80.60 feet; thence South $48^{\circ}37'57''$ West, 108.72 feet; thence South $34^{\circ}50'51''$ West, 284.05 feet; thence North $87^{\circ}23'43''$ West, 41.15 feet; thence South $46^{\circ}33'27''$ West, 114.30 feet; thence South $63^{\circ}38'46''$ West, 62.67 feet; thence South $17^{\circ}18'57''$ West, 82.72 feet; thence South $01^{\circ}05'58''$ West, 125.54 feet; thence South $10^{\circ}32'06''$ West, 55.77 feet; thence South $34^{\circ}24'56''$ West, 85.62 feet; thence South $05^{\circ}56'28''$ West, 75.48 feet; thence South $46^{\circ}39'18''$ East, 67.17 feet; thence North $86^{\circ}14'35''$ East, 158.82 feet; thence North $57^{\circ}00'39''$ East, 101.21 feet; thence South $67^{\circ}46'17''$ East, 85.74 feet; thence South $35^{\circ}40'32''$ East, 98.97 feet; thence South $09^{\circ}25'50''$ West, 79.49 feet; thence South $07^{\circ}20'11''$ East, 205.03 feet; thence South $05^{\circ}58'39''$ West, 68.66 feet; thence South $29^{\circ}31'55''$ West, 20.32 feet to the South line of said Northeast Quarter ($\frac{1}{4}$) of Section One (1); thence North $89^{\circ}33'09''$ East, 493.91 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1) to the point of beginning; **ALL in Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;**

AND

All that part of the East 26 acres of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies North of the public highway running across said 40-acre tract; AND the East 25 acres of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12); AND a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twelve (12) and in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 220 feet East of the Northwest corner of said Section Twelve (12), thence East on the Section line 242 feet, thence South to the center line of the present public highway, thence West along the center line of said highway to Clanton Creek, being a point 180 feet West of the East line of Section Eleven (11), thence following the meanderings of said Clanton Creek to the point of beginning; **EXCEPT** Parcel "A" located in the Southwest Quarter ($\frac{1}{4}$) of said Section One (1) and in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twelve (12), containing 16.646 acres, as shown in Plat of Survey filed in Book 2, Page 434 on December 29, 1993, in the Office of the Recorder of Madison County, Iowa;

LEGAL DESCRIPTION

EXHIBIT "C"

Parcel "A" located in the Southwest Quarter (¼) of Section One (1), and in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 16.646 acres, as shown in Plat of Survey recorded in Book 2, Page 434 on December 29, 1993, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 3.15 acres more or less, as shown in Plat of Survey recorded in Book 3, Page 620 on August 21, 2000, in the Office of the Recorder of Madison County, Iowa.

Parcel "C", located in all that part of Parcel "A" located in the South Half (½) of the Southwest Quarter (¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.15 acres, as shown in Plat of Survey filed in Book 3, Page 620 on August 21, 2000, in the Office of the Recorder of Madison County, Iowa