



Document 2020 866

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Date 3/23/2020 Time 11:59:44AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$370.40

Rev Stamp# 87 DOV# 85

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 232,000



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)

Craig E. and Charlotte A. Speer
3030 200th Trail
Prole, Iowa 50229

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370

Earlham, Iowa 50072

E ✓ Flander Rosien PC, PO Box 67, Winterset IA 50273

Grantors:

Benjamin W. Johnson
Terri J. Johnson

Grantees:

Craig E. Speer
Charlotte A. Speer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$232,000.00 and no/100ths----- Dollar(s) and other valuable consideration, BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife,
CRAIG E. SPEER and CHARLOTTE A. SPEER, 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: All that part of the East Half (½) of the Southwest Quarter (¼) of Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the Public Highway, EXCEPT a tract of land located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-one (21), and more particularly described as follows to-wit: Commencing at the Southeast corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26), running thence North along the east line of said 40 acre tract 732 feet, thence West 211 feet, thence Southeasterly 732 feet to a point on the South line of said 40 acre tract which is 207 feet West of the point of beginning, thence East 207 feet to the point of beginning; AND EXCEPT Parcel "A" located in the East Half (½) of the Southwest Quarter (¼) of said Section Twenty-one (21), containing 3.007 acres, as shown in Plat of Survey filed in Book 3, Page 245 on May 15, 1998, 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 March 20, 2020

Benjamin W. Johnson
Benjamin W. Johnson (Grantor)

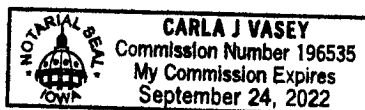
Terri J. Johnson
Terri J. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 20, 2020, by Benjamin W. Johnson and Terri J. Johnson



Carla J. Vasey
Signature of Notary Public