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Book 2020 Page 94 Type 03 001 Pages 3

Date 1/09/2020 Time 12:19:22PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 7 DOV# 9

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$115,000

LIN 67402

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

$\frac{2}{3}$

Taxpayer Information: (Name and complete address)

Reggie L. and Paula M. Johnson

1389 - 120th Street

Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Dorothy D. Dirksen

Eleanor D. Hess

Grantees:

Reggie L. Johnson

Paula M. Johnson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$115,000.00 and no/100ths----- Dollar(s) and other valuable consideration, DOROTHY D. DIRKSEN and RONALD J. DIRKSEN, wife and husband; ELEANOR D. HESS, a single person, do hereby Convey to REGGIE L. JOHNSON and PAULA M. 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: (9)

Parcel "C" of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded on September 23, 2019 in Book 2019, Page 3052, in the Office of the Recorder of Madison County, Iowa.

In the chain of title to the above described real estate the names Dorothy Deann Dirksen and Dorothy D. Dirksen refer to the same person, and Eleanor Diane Hess and Eleanor D. Hess refer to the same person.

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 December 10, 2019

Dorothy D. Dirksen
Dorothy D. Dirksen (Grantor)

Eleanor D. Hess
Eleanor D. Hess (Grantor)

Ronald J. Dirksen
Ronald J. Dirksen (Grantor)

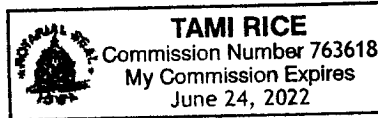
(Grantor)

STATE OF OHIO, COUNTY OF STARK

This record was acknowledged before me on December 10, 2019, by Dorothy D. Dirksen and Ronald J. Dirksen.

JM
Signature of Notary Public
Joni M. Jones
My Commission Expires
10-1-2021

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on December 20, 2019, by Eleanor D. Hess



Tami Rice
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public