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Date 1/12/2021 Time 11:12:01AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$473.60

ANNO

Rev Stamp# 16 DOV# 19

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

✓ This instrument prepared by and return to:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 278-0623  
Mail tax statements to:  
STEVEN & DENISE SPEEDLING, 720 NW Buckeye Avenue, Earlham, Iowa 50072 File #36801-20-FSB (rth)

\$296,50

## WARRANTY DEED

Legal: **Lot 12 in WILLIAMSON ADDITION PLAT 1, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa**

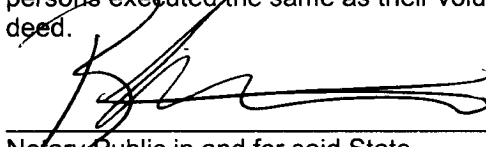
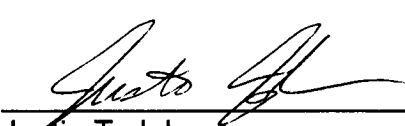
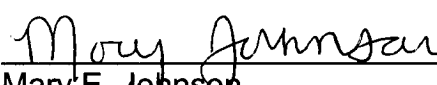
Address: 720 NW Buckeye Avenue, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Justin T. Johnson and Mary E. Johnson, a married couple**, do hereby convey the above-described real estate to **Steven E. Speedling and Denise A. Speedling, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>STATE OF IOWA     )<br/>COUNTY OF <u>Polk</u>     ) SS:<br/>On this <u>8</u> day of <u>January</u>, 2021,<br/>before me the undersigned, a Notary Public in and for said<br/>State, personally appeared <b>Justin T. Johnson and Mary<br/>E. Johnson, a married couple</b>, to me known to be the<br/>identical persons named in and who executed the<br/>foregoing instrument and acknowledged that those<br/>persons executed the same as their voluntary act and<br/>deed.</p> <p><br/>_____<br/>Notary Public in and for said State</p> | <p>Dated: <u>January 8</u>, 2021</p> <p><br/>_____<br/>Justin T. Johnson</p> <p><br/>_____<br/>Mary E. Johnson</p> <div data-bbox="1019 913 1404 1024"></div> |
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