



Document 2021 5003

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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,519.20 ANNO

Rev Stamp# 614 DOV# 605 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$950,000

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Dr. Steven Johnson and Teresa Johnson, 5429 Boulder Drive, West Des
Moines, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: José Vincenté González Angel, Jr., Trustee of the Revocable Living Trust of José
Vincenté González Angel, Jr.

Grantees: Dr. Steven Johnson and Teresa Johnson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Nine Hundred Fifty Thousand Dollar(s) and other valuable consideration, José Vincenté González Angel, Jr., Trustee of the Revocable Living Trust of José Vincenté González Angel, Jr., does hereby Convey to Dr. Steven Johnson and Teresa Johnson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust 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: 12-6-2021

Revocable Living Trust of José Vincenté
González Angel, Jr.

By [Signature]
x José Vincenté González Angel, Jr., Trustee



STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Dec 6th,
by José Vincenté González Angel, Jr. Trustee of the ~~above~~-entitled trust.

[Signature]
Signature of Notary Public

The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), ALL in Section Twenty-eight (28), 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 said Section Twenty-eight (28), containing 22.2990 acres, as shown in Plat of Survey filed in Book 1, Page 131 on February 10, 1978 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), and more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), running thence South 707 feet, thence Northeasterly 684 feet to a point which is 446 feet South of the North line and 640 feet East of the West line of said Northeast Quarter ($\frac{1}{4}$), thence Northeasterly 472 feet to a point on the North line 797 feet East of the Northwest corner of said Northeast Quarter ($\frac{1}{4}$), thence West 797 feet to the point of beginning.