

BK: 2022 PG: 1007
Recorded: 4/6/2022 at 12:05:36.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jonathan L. Grob
McGrath North Mullin & Kratz PC LLO
1601 Dodge Street, Suite 3700
Omaha, NE 68102
(402) 341-3070

Taxpayer Information: (Name and complete address)

William Benjamin Johnson and Loline Johnson
2644 160th Street
Van Meter, IA 50261
(515) 250-7997

Return Document To: (Name and complete address)

Jonathan L. Grob
McGrath North Mullin & Kratz PC LLO
1601 Dodge Street, Suite 3700
Omaha, NE 68102

Grantors:

William Benjamin Johnson and Loline A.
Voegtlin n/k/a Loline A. Johnson

Grantees:

Loline A. Johnson, Trustee, and Her Successors in
Trust, Under the Loline A. Johnson Revocable Trust,
Dated April 5, 2022, and Any Amendments Thereto and
Restatements Thereof

Legal description:

See Exhibit "A".

Document or instrument number of previously recorded documents:

2013-1594

EXEMPT TRANSFER - THIS CONVEYANCE IS EXEMPT FROM THE REAL ESTATE TRANSFER TAX AND DECLARATION OF VALUE REQUIREMENT PURSUANT TO IOWA CODE SECTION 428A.1 AND 428A.2(21) AS A TRANSFER IN WHICH THE CONSIDERATION IS \$500 OR LESS. THIS CONVEYANCE IS ALSO EXEMPT FROM THE GROUNDWATER HAZARD STATEMENT REQUIREMENT PURSUANT TO IOWA CODE SECTION 558.69 AND IS EXEMPT FROM PRIVATE SEWAGE DISPOSAL INSPECTION PURSUANT TO IOWA CODE SECTION 455B.172(11)(a)(11).

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **WILLIAM BENJAMIN JOHNSON** and **LOLINE A. VOEGTLIN N/K/A LOLINE A. JOHNSON**, husband and wife (collectively, the "Grantors"), in consideration of One Dollar (\$1.00) and other valuable consideration less than Five Hundred Dollars (\$500.00) in hand paid, do hereby convey unto **LOLINE A. JOHNSON**, Trustee, and Her Successors in Trust, Under the **LOLINE A. JOHNSON REVOCABLE TRUST**, Dated April 5, 2022, and Any Amendments Thereto and Restatements Thereof ("Grantee"), in and to the following described real estate situated in Madison County, Iowa, more particularly described as follows:

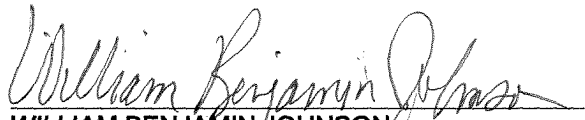
SEE EXHIBIT "A".

Grantors do hereby covenant with said Grantee, and their successors in interest, that the Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances whatsoever except those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record; and the Grantors covenant to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantors.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Executed this 5th day of April, 2022.

GRANTORS:


WILLIAM BENJAMIN JOHNSON


LOLINE A. VOEGTLIN N/K/A LOLINE A. JOHNSON

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 5th day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **WILLIAM BENJAMIN JOHNSON** and **LOLINE A. VOEGTLIN N/K/A LOLINE A. JOHNSON**, known to me to be the identical persons named in and who subscribed their names to the foregoing instrument as the Grantors and acknowledged that they executed the same as their voluntary act and deed.

(seal)

Jennifer A. Gittel
Notary Public

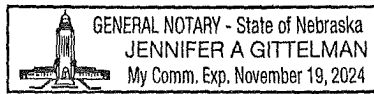


EXHIBIT "A"

Parcel "B" located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 782 on April 25, 1997 in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "D" located therein, containing 0.236 acres, as shown in Plat of Survey filed in Book 2009, Page 3103 on October 9, 2009 in the Office of the Recorder of Madison County, Iowa; AND Parcel "E" located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Two (2), containing 0.236 acres, as shown in Plat of Survey filed in Book 2009, Page 3101 on October 9, 2009 in the Office of the Recorder of Madison County, Iowa.