BK: 2022 PG: 1890

Recorded: 6/23/2022 at 12:30:08.0 PM

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County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$826.40 LISA SMITH RECORDER Madison County, lowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4714

Mail tax statements and return document to: Wendy B Johnson and Joel A Johnson, 1693 Mueller Ct, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brick Roger Imerman and Lori Kay Imerman, a married couple**, do hereby convey unto **Wendy B Johnson and Joel A Johnson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "M" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, lowa, containing 4.75 acres, as shown in Plat of Survey filed in Book 3, Page 359 on December 23, 1998, in the Office of the Recorder of Madison County, lowa

Order No.: 808-22844/SH

## SUBJECT TO ANY 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 the Grantors 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 sontext.

Brick/Roger Imerman

ori Kay Imerman

STATE OF \_\_\_\_\_\_

COUNTY OF Guthere

SS:

This instrument was acknowledged before me on \_\_\_\_\_\_\_Roger Imerman and Lori Kay Imerman, a married couple

\_\_\_20<u>\_2</u>\_ey Brick

RODNEY L ROBSON Commission Number 783735 My Commission Expires April 21, 2023 Notary Public in and for said State