



Document 2025 3288

Book 2025 Page 3288 Type 03 001 Pages 2  
Date 12/03/2025 Time 2:10:53PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$775.20  
Rev Stamp# 446 DOV# 452

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$485,000<sup>00</sup>

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

110169533

**Taxpayer Information:** Rodger Sperling, 7580 Hickman Road, Suite C, Windsor Heights, IA 50324

**Return Document To:** Rodger Sperling, 7580 Hickman Road, Suite C, Windsor Heights, IA 50324

**Grantors:** Lucas Alan Johnson and Stephanie Johnson

**Grantees:** Rodger Sperling, Garrett Sperling, Aaron Sperling and Brenda McIntyre

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Lucas Alan Johnson and Stephanie Johnson, husband and wife, do hereby Convey to Rodger Sperling, Garrett Sperling, Aaron Sperling and Brenda McIntyre, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (½) of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Three (3); AND the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10); ALL IN Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



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.

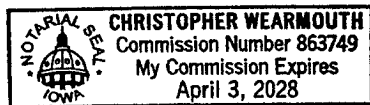
Dated: 11/26/2025

Lucas Alan Johnson, Grantor

Stephanie Johnson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on NOVEMBER 26<sup>TH</sup>, 2025 by Lucas Alan Johnson and Stephanie Johnson.

  
Signature of Notary Public