

BK: 2026 PG: 1051
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Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return To: Ross A. Baxter, Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309 (515) 288-1846

Taxpayer: Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309

WARRANTY DEED

For One Dollar (\$1.00) and other good and valuable consideration, Roslea Johnson, a widowed person, does hereby Convey to Iowa Natural Heritage Foundation the following described real estate in Madison County, Iowa:

All that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and West of the public highway running through said tract, EXCEPT a tract of land located therein, and more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Two (2), and running thence North 580 feet, thence East 166.3 feet, thence South, $52^{\circ}47'$ East, 522 feet to the Point of Beginning, running thence South, $48^{\circ}33'$ West, 99 feet, thence South $21^{\circ}23'$ West, to the South line of said Section Two (2), thence East along the South line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Two (2) to the public highway, thence in a Northwesterly direction along said highway to the place of beginning; AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and West of the public highway running through said tract, EXCEPT all that that part of a tract of land located therein and more particularly described as follows, to-wit: Commencing at a point 677.25 feet North of the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Three (3), thence East 180.0 feet, thence North

50° East, 331.0 feet, thence North 44°57' West, 974.4 feet along the center of the public highway, thence North 88°03' West, 333.7 feet, thence South 2°07' West, 603.0 feet, thence South 6°44' East, 534.0 feet, thence North 88°37' East 360.1 feet, thence North 0°18' West 97.2 feet, thence North 89°27' East, 195.3 feet, thence North 0°51' West, 130.0 feet to the place of beginning, containing 17.66 acres more or less, AND EXCEPT all that part thereof used or conveyed for cemetery purposes; AND all that part of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of the public highway running through said tract; AND the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the West 264 feet of the South 660 feet thereof, AND EXCEPT a tract of land located therein and more particularly described as follows, to with: Commencing at a point 16 rods East of the Southwest corner of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Ten (10), thence East on the South line of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Ten (10), 19 rods and 4.6 feet, thence North 38° West 15 rods and 6.5 feet, thence North 15 rods and 10 feet, thence North 49°45' East 18 rods and 16.2 feet to a point intersecting the North line of the South Half (½) of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Ten (10), thence West on said North line 24 rods and 4.6 feet, thence South 40 rods to the point of beginning, containing in all 3.38 acres, more or less.

This deed is exempt according to Iowa Code 428A.2(21).

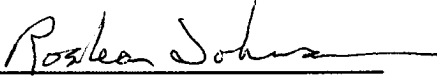
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: April 15, 2026.



Roslea Johnson, Grantor

STATE OF **IOWA**, COUNTY OF **POLK**

This record was acknowledged before me on April 15th, 2026, by Roslea Johnson, a widowed person.



Signature of Notary Public

