

BK: 2026 PG: 2794
Recorded: 9/18/2026 at 9:05:00.0 AM
Pages 4
County Recording Fee: \$62.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$65.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072
(515) 758-2267

Taxpayer Information:

Benjamin W. Johnson
Terri J. Johnson
2647 – 235th Street
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
115 E. First Street
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Benjamin W. Johnson
Terri J. Johnson

Grantees:

Benjamin W. Johnson
Terri J. Johnson

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife**, do hereby convey to: **BENJAMIN W. JOHNSON and TERRI J. JOHNSON, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1) containing 4.822 acres, as shown in Plat of Survey filed in Book 2003, Page 1056 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "B" located in the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "D" located in the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), containing 54.436 acres, as shown in Plat of Survey filed in Book 2021, Page 2033 on May 18, 2021 in the Office of the Recorder of Madison County, Iowa.

And

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the Fractional Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located therein, containing 19.62 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 4102 on December 14, 2018 in the Office of the Recorder of Madison County, Iowa; **AND** Lot Two (2) of Johnson Acres in the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), **EXCEPT** all that part of third amended Parcel "A" located therein, as shown in Plat of Survey filed in Book 2020, Page 1511 on May 6, 2020 in the Office of the Recorder of Madison County, Iowa.

And

Parcel "A" located in the South 60 acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 553 on March 7, 1995 in the Office of the Recorder of Madison County, Iowa.

And

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2); and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the East 50 rods of the North 16 rods of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the East Thirty-two (32) acres of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11); **ALL IN** Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

And

Lot Two (2) of Rustic Acres Rural Subdivision, located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

And

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 5.000 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 211 on August 22, 1990 in the Office of the Recorder of Madison County, Iowa.

And

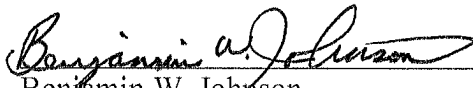
The Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), the East $2\frac{1}{2}$ Acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the West Three-fourths ($\frac{3}{4}$) of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), all in Section Thirty-three (33), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except that part thereof deeded for highway purposes.

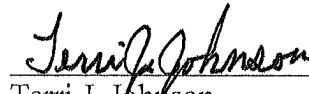
This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa Real Estate Transfer Tax and Declaration of Value and Groundwater Hazard Statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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.

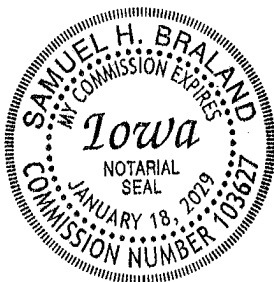
Dated: September 11, 2026.

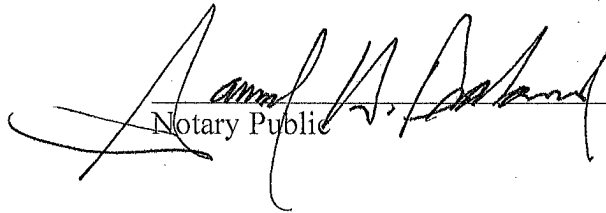

Benjamin W. Johnson


Terri J. Johnson

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on September 11, 2026 by Benjamin W. Johnson and Terri J. Johnson, husband and wife.




Notary Public