

BK: 2026 PG: 2795
Recorded: 9/18/2026 at 9:05:17.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
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 West Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) and the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of the Northwest Fractional Quarter ($\frac{1}{4}$) described as follows: Beginning at the Northwest corner of the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), proceed North 52.5 feet along the Quarter Section line; thence 89°22' Right and Easterly 194.6 feet; thence 90°38' Right and South 212.9 feet; thence 89°22' Right and Westerly 194.6 feet to the West line of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), thence 90°38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right-of-way on the West side.

And

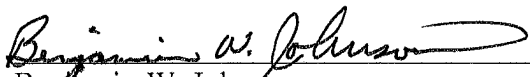
The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), **EXCEPT** a tract of land located therein, containing 7.9145 acres, as shown in Boundary Retracement Survey filed in Book 2019, Page 225 on January 10, 2019 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** a tract of land located therein, containing 1.000 acres, as shown in Boundary Retracement Survey filed in Book 2019, Page 225 on January 10, 2019 in the Office of the Recorder of Madison County, Iowa; and the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); **ALL** in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

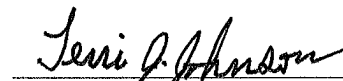
This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa Real Estate Transfer Tax and Declaration of Value and Groundwater Hazard Statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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.

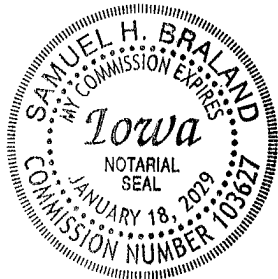
Dated: September 11, 2026.

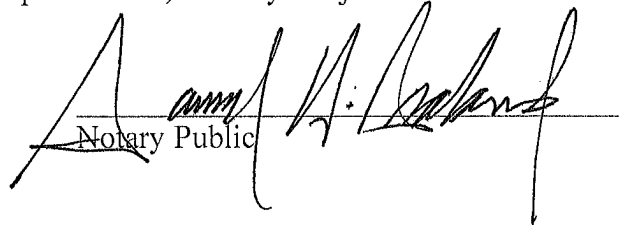

Benjamin W. Johnson


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