

BK: 2019 PG: 218
Recorded: 1/9/2019 at 3:50:41.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Taxpayer Information:

Dan E. Johnson, Trustee of the Naomi B. Johnson Irrevocable Trust, 12783 Truro Rd., St. Charles, IA 50240

Return Address

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309

Grantors:

Naomi B. Johnson Revocable Trust Under agreement dated October 25, 2007

Grantees:

Dan E. Johnson, Trustee of Naomi B. Johnson Irrevocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Naomi B. Johnson, as Trustee of the Naomi B. Johnson Revocable Trust Under agreement dated October 25, 2007, does hereby convey to Dan E. Johnson, Trustee of Naomi B. Johnson Irrevocable Trust, the following described real estate in Madison County, Iowa:

See Exhibit A hereto.

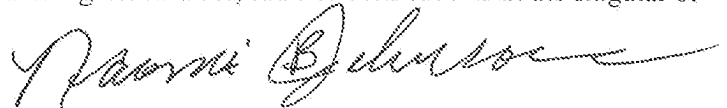
This deed is exempt according to Iowa Code 428A.2(21).

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

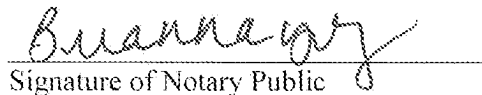
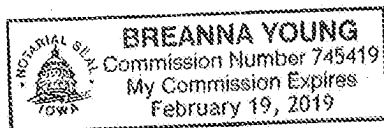
Dated: January 9, 2019.



Naomi B. Johnson
as Trustee of the Naomi B. Johnson Revocable Trust
under agreement dated October 25, 2007

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on January 9, 2019, by Naomi B. Johnson, as Trustee of the Naomi B. Johnson Revocable Trust under agreement dated October 25, 2007.



Signature of Notary Public

EXHIBIT A

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, **EXCEPT Parcel A** more particularly described as follows: Beginning at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of North 85 degrees 54 minutes 03 seconds East, 786.97 feet along the north line of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 06 minutes 08 seconds West, 587.47 feet; thence North 89 degrees 22 minutes 03 seconds West, 522.55 feet along said west line to said northwest corner and the point of beginning, containing 10.00 acres including 1.12 acres of Madison County public road easement over the west and north sides thereof, as shown on Plat of Survey recorded on July 5, 2005, at Book 2005, Page 3084 in the Recorder's Office; and **EXCEPT Parcel F** more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds East, 522.56 feet along the West line of said Northeast Quarter of the Northeast Quarter to the Southwest corner of Parcel A, recorded in Book 2005 Page 3084 and to the Point of Beginning; thence South 00 degrees 10 minutes 00 seconds East, 601.44 feet along said West line; thence North 86 degrees 34 minutes 55 seconds East, 410.49 feet; thence North 04 degrees 41 minutes 04 seconds East, 251.76 feet; thence North 37 degrees 22 minutes 55 seconds West, 271.32 feet; thence North 04 degrees 21 minutes 31 seconds East, 109.00 feet to the South line of said Parcel A; thence North 89 degrees 38 minutes 01 seconds West, 275.63 feet to the Point of Beginning, containing 4.95 acres including 0.45 acres of Madison County Road Easement, as shown on Plat of Survey recorded on August 1, 2018, in Book 2018, Page 2479 in the Recorder's Office; AND

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, **EXCEPT Parcel B** more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); thence on an assumed bearing of North 00°06'08" East 612.10 feet along the West line of said Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) to the point of beginning; thence continuing North 00°06'08" East 585.50 feet along said West line; thence North 86°40'43" East, 434.55 feet; thence South 00°06'08" West, 582.31 feet; thence South 86°15'33" West, 434.76 feet to said West line and the point of beginning containing 5.81 acres, including 0.44 acres of Madison County road easement over the westerly side thereof, as shown in Plat of Survey filed on July 5, 2005, in Book 2005, Page 3083 in the Recorder's Office; AND

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, **EXCEPT Parcel E** more particularly described as follows: Beginning at the South Quarter (S $\frac{1}{4}$) corner of said Section 36; Thence South 85°07'20" West, a distance of 1,324.22 feet on the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36 to the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); Thence North 0°11'09" East, a distance of 1,849.63 feet on the West line of said East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); Thence North 89°36'39" East, a distance of 1,319.86 feet to a point on the East line of said Southwest Quarter (SW $\frac{1}{4}$); Thence South 0°12'37" West, a distance of 1,746.00 feet on the East line of said Southwest Quarter (SW $\frac{1}{4}$) to the Point of Beginning, containing 55.45 acres, including 1.40 acres of road right of way, more or less, as shown in Plat of Survey recorded on April 5, 2018, in Book 2018, Page 1044 in the Recorder's Office.