



Document 2019 1906

Book 2019 Page 1906 Type 03 001 Pages 3
Date 6/26/2019 Time 2:43:51PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$808.80 ANNO
Rev Stamp# 226 DOV# 235 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Return To: Jason Robert Hall and Jennifer Anne Hall, 1311 West Ct., Winterset, IA 50273
Taxpayer: Jason Robert Hall and Jennifer Anne Hall, 1311 West Ct., Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 ½ W. Jefferson, Winterset, IA 50273; 515-462-3731

WARRANTY DEED - JOINT TENANCY

For the consideration of \$505,700.00 Dollar(s) and other valuable consideration, Robert C. Johnson and Roslea I. Johnson, Husband and Wife do hereby Convey to Jason Robert Hall and Jennifer Anne Hall as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcels "D" and "F" as shown in the Plat of Survey recorded on December 10, 2018, in Book 2018, Page 4029 of the Recorder's Office of Madison County, Iowa, which is a part of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to the following provisions, shown on Exhibit "A", attached hereto.

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: June 26, 2019

Robert C. Johnson
Robert C. Johnson (Grantor)

Roslea I. Johnson
Roslea I. Johnson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 26, 2019, by
Robert C. Johnson and Roslea I. Johnson.

Jerrold B. Oliver
Signature of Notary Public



ADDITIONAL PROVISIONS JOHNSON-HALL WARRANTY DEED

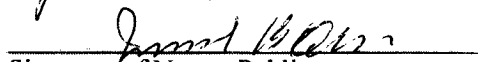
1. Whenever in these Additional Provisions reference is made to Plat of Survey, it shall mean the Plat of Survey recorded in Book 2018, Page 4829 of the Recorder's Office of Madison County, Iowa. The Parcel letters set forth below, shall refer to the Parcel letters in such Plat of Survey.
2. The fences constructed, or to be constructed, at or near any of the boundary lines for any real estate shown on the Plat of Survey, shall not be the boundary between such parcels. The boundary lines between all of such parcels shown in the Plat of Survey shall continue to be the boundary lines as shown in the Plat of Survey. This provision shall be binding on the parties, their heirs, successors and assigns.
3. Grantors shall be responsible for the construction of the fence to be constructed on the boundary line between Parcels "C" and "F". After the construction of said fence, Grantors shall have no further responsibility for the repair, maintenance, or replacement of said fence.
4. Grantors reserve an Easement for purposes of maintaining, repairing, and replacing a water line and necessary appurtenances from the pond located on Parcel "D", to Parcel "E", for the purpose of providing water to Parcel "E" from Parcel "D", together with a right of ingress and egress by Grantors for such purposes. This Easement shall terminate upon the sale or disposition of Parcel "E" by Sellers.
5. Grantees are hereby granted an Easement across Parcel "E" as shown, solely for the purpose of moving cattle between Parcels "D" and "F". This Easement shall terminate upon the sale of Parcel "D" or Parcel "F" by Grantees.

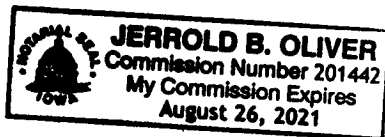

Robert C. Johnson (Grantor)

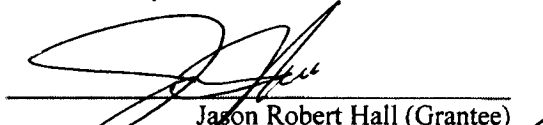

Roslea I. Johnson (Grantor)

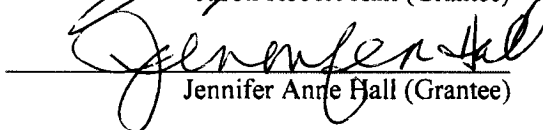
STATE OF IOWA, COUNTY OF MADISON

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Signature of Notary Public

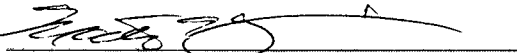



Jason Robert Hall (Grantee)


Jennifer Anne Hall (Grantee)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 26, 2019, by Jason Robert Hall and Jennifer Anne Hall.


Signature of Notary Public

