



Document 2020 3283

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 385

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Jeremy T. Lynch and Tiffany Jo Lynch, 3111 155<sup>th</sup> Street, Cumming, IA 50061  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



\$75,000

### WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Patrick B. Lynch and Laura A. Lynch, Husband and Wife, do hereby Convey to Jeremy T. Lynch and Tiffany Jo Lynch, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

**A tract of land in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:**

**Commencing at the West Quarter Corner of said Section Thirty-four (34), thence along the South line of the Northwest Quarter (NW¼) of said Section Thirty-four (34), North 90°00'00" East 230.58 feet to the point of beginning. Thence continuing North 90°00'00" East 272.69 feet; thence North 00°12'25" East 159.74 feet; thence South 90°00'00" West 272.69 feet; thence South 00°12'25" West 159.74 feet to the point of beginning. Said tract contains 1.000 acres including 0.207 acres of county road right of way. The South line of the said Northwest Quarter (NW¼) is assumed to bear due East and West.**

**This Deed is in fulfillment of the Real Estate Contract dated September 20, 2010 and filed for record September 21, 2010 in the Madison County Recorder's Office in Book 2010 at Page 2275.**

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.

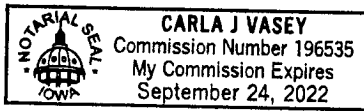
Dated: Sept 1<sup>st</sup>, 2020.

  
Patrick B. Lynch, Grantor

  
Laura A. Lynch, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 31, 2020, by Patrick B. Lynch.

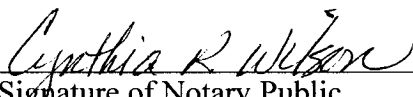


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept. 1<sup>st</sup>, 2020, by Laura A. Lynch.



  
Signature of Notary Public