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Date 8/15/2022 Time 11:12:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$825.60

Rev Stamp# 304 DOV# 296

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

# 516,375

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266; (515) 244-3500

**Taxpayer Information:** Alan & Linda Powell, 3001 Yorkshire Blvd., Charles City, IA 50616

**Return Document To:** Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266

**Grantors:** Diane E. Lynch and Dennis E. Lynch

**Grantees:** Alan and Linda Powell

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Diane E. Lynch and Dennis J. Lynch, wife and husband, do hereby Convey to Alan Powell and Linda Powell, husband and wife, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4), AND the Southwest Quarter (1/4) of the Northeast Quarter (1/4), AND the Southeast Quarter (1/4) of the Northwest Quarter (1/4), AND the East Fifty (50) feet of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: Aug. 9, 2022



Diane E. Lynch, Grantor

Dennis J. Lynch, Grantor

STATE OF ARIZONA, COUNTY OF COCONINO

This record was acknowledged before me on August 9th, 2022, by Diane E. Lynch and Dennis J. Lynch, wife and husband, of Flagstaff, Arizona.

Signature of Notary Public