



Document 2022 2428

Book 2022 Page 2428 Type 03 001 Pages 2  
Date 8/15/2022 Time 11:16:29AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$140.00  
Rev Stamp# 306 DOV# 298  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

#88,000

**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:** Thielges Farms, LLC, 4504 82nd St., Urbandale, IA 50322

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

**Grantors:** Diane E. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch

**Grantees:** Thielges Farms, LLC

**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. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch, wife and husband do hereby Convey to Thielges Farms, LLC, the following described real estate in Madison County, Iowa:

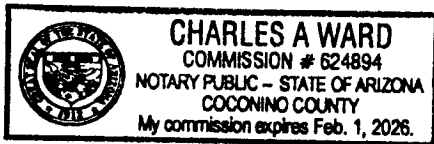
Parcel "J" located in the Fractional Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.742 acres, as shown in Plat of Survey filed in Book 2008, Page 277 on January 25, 2008, in the Office of the Recorder of 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. Fletcher a/k/a 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. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch, wife and husband, of Flagstaff, Arizona.

Signature of Notary Public