

**\$544,000**

BK: 2024 PG: 2968  
Recorded: 12/9/2024 at 2:15:56.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$869.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9149RSS)  
Return To: Amber Bonnett and Adam Bonnett, 3107 155th Street, CUMMING, IA 50061  
Taxpayer Information: Amber Bonnett and Adam Bonnett, 3107 155th Street, CUMMING, IA 50061

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Joshua T. Lynch and Brenda L. Lynch, a married couple**, do hereby Convey to **Amber Bonnett and Adam Bonnett**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Parcel "D" located in the Southwest ¼ of the Northwest ¼ of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2015, Page 647 on March 13, 2015, in the Office of the Recorder of Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

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.

