

Document 2008 2115

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$74.40

Rev Stamp# 212 DOV# 210

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Donald J. Lynch  
1601 Upland Trail  
Prole, Iowa 50229

**Return Document To:** (Name and complete address)

John E. Casper  
P.O. Box 67  
Winterset, Iowa 50273

**Grantors:**

Donald J. Lynch

**Grantees:**

Kevin Wayne Clemens  
Teresa Lynn Clemens

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of Forty Seven Thousand and 00/100ths-----(\$47,000.00)  
Dollar(s) and other valuable consideration,  
DONALD J. LYNCH, a Single Person.

do hereby Convey to  
KEVIN WAYNE CLEMENS and TERESA LYNN CLEMENS, Husband and Wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in MADISON County, Iowa:

Lot Two (2) of Limestone Estates located in the West Half (1/2) of the Southeast Quarter (1/4) of Section  
Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.,  
Madison County, Iowa.

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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: June 26, 2008

This instrument was acknowledged before me on  
June 26, 2008  
by Donald J. Lynch

Donald J. Lynch  
Donald J. Lynch (Grantor)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Grantor)

Lawrence C Watts  
\_\_\_\_\_, Notary Public

\_\_\_\_\_  
(Grantor)

**Lawrence C Watts**  
**Notarial Seal - Iowa**  
**Commission No. 702488**  
**My Commission Expires 7/29/09**

\_\_\_\_\_  
(Grantor)

(This form of acknowledgment for individual grantor(s) only)