

REAL ESTATE TRANSFER  
TAX PAID 45  
STAMP # 40  
\$ 94  
*Michelle Utzler*  
RECORDER  
3-31-04 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
5.00

FILED NO. **1387**  
BOOK 2004 PAGE 1387

COMPUTER   
RECORDED   
COMPARED

2004 MAR 31 PM 2:20  
(2:20 PM)  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912  
Individual's Name Street Address City Phone



Address Tax Statement : Donna Rayne Cypser  
Patrick Diggins  
9350 Greenspire Drive, No. 54  
West Des Moines, IA 50266

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Fifty-nine Thousand Five Hundred and No Cents---(\$59,500.00)  
Dollar(s) and other valuable consideration,  
Donald J. Lynch, a single person

do hereby Convey to  
Donna Rayne Cypser and Patrick Diggins

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

Lot Four (4) of Prairie Ridge Estates located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section  
Twenty (20), Township Seventy-seven (77) North Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,  
together with the undivided percentage interest in the general common elements as set forth in the Declaration of  
Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

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 Dated: 3-30-04

MADISON COUNTY, ss:

On this 30 day of March,  
2004, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Donald J. Lynch

*Donald J. Lynch*  
Donald J. Lynch (Grantor)

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Lawrence C. Watts  
Lawrence C. Watts (Grantor)  
Notary Public  
Notarial Seal - Iowa  
Commission No. 702488  
My Commission Expires 3/29/09

(This form of acknowledgment for individual

*J+M*