

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

COMPUTER
RECORDED
INDEXED

SPACE ABOVE THIS LINE
FOR RECORDER



Address Tax Statement: Arnold Lourens
1103 Hwy 169
Lorimor, IA 50149

WARRANTY DEED

\$36,000

For the consideration of Thirty-six Thousand and No Cents-----(\$36,000.00)
Dollar(s) and other valuable consideration,
Donald J. Lynch, a single person

do hereby Convey to
Arnold Lourens

the following described real estate in Madison County, Iowa:

Lot Twenty-three (23) of Prairie Ridge Estates located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) 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 Prarie 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: 5-3-04

MADISON COUNTY, ss:

On this 3 day of May, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald J. Lynch

Donald J. Lynch (Grantor)

(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.

(Grantor)

Lawrence C Watts

(Grantor)

Lawrence C Watts Notary Public

(This form of acknowledgment for individual grantors only)

Notarial Seal - Iowa
Commission No. 702488

My Commission Expires 3/29/06