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Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name	Street Address	City	Phone
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Address Tax Statement : James Keys  
Sarah Smith  
709 41st Street  
Des Moines, IA 50312

\$ 67,000.00

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Sixty-seven Thousand and No Cents-----(\$67,000.00)  
Dollar(s) and other valuable consideration,  
Donald J. Lynch, a single person

do hereby Convey to  
James M. Keys and Sarah A. Smith

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

Lot Eleven (11) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Northwest 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: 5-7-04

MADISON COUNTY, ss:

On this 7 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  
Notarial Seal - Iowa  
Commission No. 702468  
My Commission Expires 3/29/08