

Document 2004 4676

Book 2004 Page 4676 Type 03 01 Pages 1
Date 10/04/2004 Time 12:11 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$44.80
Rev Stamp# 373 DOV# 475

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 4 DAY OF Oct 2004
John E. Casper
Dubby Colman
DEPUTY RECORDER

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

Individual's Name Street Address City Phone

Address Tax Statement : Colin and Patricia Betts
2716 Sheridan Avenue
Des Moines, IA 50310

SPACE ABOVE THIS LINE
FOR RECORDER

COMPUTER
RECORDED
COMPARED



WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-eight Thousand Two Hundred Fifty and No Cents--(\$28,250.00)
Dollar(s) and other valuable consideration,
Donald J. Lynch, a single person

do hereby Convey to
Colin M. Betts and Patricia A. Betts, 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 One (1) of Bevington Estates, a subdivision located in the Northeast Quarter (1/4) of th Southeast Quarter (1/4) of
Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) 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

Dated: 9-23-04

MADISON COUNTY, SS:

On this 23 day of September,
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)

(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
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)
Notarial Seal, Iowa
Commission No. 702488
My Commission Expires 3/29/06