

Document 2005 1204

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$54.40
Rev Stamp# 121 DOV# 123

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 21 DAY OF Mar 2005
John E. Casper
Debby Casper
DEPUTY ASSISTANT

COMPUTER
RECORDED
COMPARED
Phone

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

Individual's Name

Street Address

City

Phone

Address Tax Statement : Matthew and Christa Warden
13287 Hickman Road, Urbandale, IA 50323

SPACE ABOVE THIS LINE
FOR RECORDER



\$34,500.00

WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100
Dollar(s) and other valuable consideration,
Donald J. Lynch, a single person

do hereby Convey to
Matthew A. Warden and Christa E. Warden, 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 Five (5) of Bevington Estates, a subdivision located in the Northeast Quarter (1/4) of the 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: 3-4-05

MADISON COUNTY, ss: *Donald J. Lynch*

On this 4 day of March
2005, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald J. Lynch, a single person (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. **702488**
(This form of acknowledgment for **103** grantor(s) only)
My Commission Expires 3/29/06