

FILED NO. **000236**

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(10:14 AM)

MICKI UTSLER

RECORDER

MADISON COUNTY, IOWA

REC \$ **5⁰⁰**
AUD \$ **5⁰⁰**
R.M.F. \$ **1⁰⁰**

COMPUTER
RECORDED
COMPARED

Preparer Information

LEONARD M. FLANDER, 223 EAST COURT AVENUE, WINTERSET, (515) 462-4912

Individual's Name

Street Address

City

Phone

Address Tax Statement : Daniel T. & Sheila L. Lynch
1425 Upland Lane, Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of A gift from parents to child
Dollar(s) and other valuable consideration,
JOHN E. LYNCH and JOAN LYNCH, Husband and Wife

do hereby Convey to
DANIEL T. LYNCH and SHEILA L. LYNCH, 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:

All of our right, title and interest in and to:

The Northwest Quarter (1/4) of Section 28, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, except the South 320 feet of the East 928 feet thereof

This conveyance is a parent to child gift without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

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: January 15, 2001

MADISON COUNTY, SS:

On this 15th day of January,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
John E. Lynch and Joan Lynch

John E. Lynch (Grantor)

Joan 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.

Leonard M. Flander
Notary Public (Grantor)



(This form of acknowledgment for individual grantor(s) only)