

REAL ESTATE TRANSFER  
TAX PAID 25  
STAMP #  
\$ 45.60  
Micki Utsler  
RECORDER  
10-15-02 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

005070  
FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 5070  
2002 OCT 15 PM 12:45

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone



Address Tax Statement: John Herbert and Lorna Sander  
1308 Shawnee  
Des Moines, IA 50313  
\$29,000.00

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Twenty-nine Thousand and 00/100-----(\$29,000.00)  
Dollar(s) and other valuable consideration,  
Donald J. Lynch, Single person

do hereby Convey to  
John H. Herbert and Lorna J. Sander

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

Lot Ten (10) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), 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: 10-14-02  
ss:

MADISON COUNTY,  
On this 14 day of October, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald J. 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. (Grantor)

Lawrence C Watts (Grantor)

Lawrence C Watts  
Notary Public  
Commission No. 702488  
My Commission Expires 2/29/03

(This form of acknowledgment for individual use only)