

REAL ESTATE TRANSFER
TAX PAID 1
STAMP #
\$ 58.40
Michelle Utzler
RECORDER
12-2-02 *Madison*
DATE COUNTY

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

COMPUTER
RECORDED
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005855
FILED NO.
BOOK 2002 PAGE 5855
2002 DEC -2 AM 10:43
(10:43 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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



Address Tax Statement: William C. Adams and Angela C. Adams
1004 Marshall Street
DeSoto, IA 50069

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-seven Thousand and no/100-----(37,000.00)
Dollar(s) and other valuable consideration,
Donald Lynch, Single Person

do hereby Convey to
William C. Adams and Angela C. Adams

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

Lot Twenty (20) of Prairie Ridge Estates located in the Southwest Quarter (1/4) of the Northeast 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 ,
MADISON COUNTY, SS:

Dated: 11-25-02

On this 25 day of November,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald Lynch, single person

Donald Lynch
Donald 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
Iowa
Commission No. 702488
My Commission Expires
3/29/07

Law