

REAL ESTATE TRANSFER
TAX PAID 16

STAMP #
55.20

Michelle Utsler
RECORDER
3-7-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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RECORDED
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FILED NO. **001285**
BOOK 2003 PAGE 1285
(PAGE 1285)
2003 MAR -7 PM 2:36
(2:36 PM)
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 : Bradley and Shelley Button
2840 I Avenue
Adel, IA 50003

\$ 35,000.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-five Thousand-----(\$35,000.00)
Dollar(s) and other valuable consideration,
Donald J. Lynch, Single person

do hereby Convey to
Bradley J. Button and Shelley L. Button, 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 Twenty-four (24) 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 Estate 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 _____, ss:

Dated: February 17, 2003

MADISON COUNTY,

On this 17 day of February,
2003, 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

Lawrence C Watts
Notarial Seal - Iowa Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)
My Commission Expires 3/29/06