

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$ 92.00  
Michelle Utsler  
RECORDER  
4-4-03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

FILED NO. **001926**  
BOOK 2003 PAGE 1926  
(PAGE 1926)  
2003 APR -4 PM 1:01  
(1:01 PM)  
NICKI 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 : Kraig and Danyel Peck  
2518 East Marion Street  
Des Moines, IA 50320

SPACE ABOVE THIS LINE  
FOR RECORDER



\$ 57,750.00

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Fifty-seven Thousand Seven Hundred Fifty and No Cents-----(\$57,750.00)  
Dollar(s) and other valuable consideration,  
Donald J. Lynch , single person

do hereby Convey to  
Kraig L. Peck and Danyel D. Peck, 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 Eight (8) of Prairie Ridge Estates located in 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 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: April 4, 2003

On this 4 day of April,  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
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**

(Grantor)

**Notarial Seal - Iowa** Notary Public  
**Commission No. 702488**  
(This form of acknowledgment is for individual grantor(s) only)

**My Commission Expires** 3/19/06