

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 180.00
Michelle Utzler
RECORDER
6-16-03 Madison
DATE COUNTY

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

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3472
FILED NO. _____
BOOK 2003 PAGE 3472
2003 JUN 16 AM 11:08
11:08 am.
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: Richard and Julie Leighton
8343 Colby Pkwy. #237
Urbandale, IA 50322

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED THIRTEEN THOUSAND AND NO/100-----
Dollar(s) and other valuable consideration,
DONALD J. LYNCH, a single person

do hereby Convey to
RICHARD LEIGHTON and JULIE LEIGHTON, 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:

Lots Five (5), Six (6) and Seven (7) 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, Dated: June 18, 2003

MADISON COUNTY, ss:

On this 11 day of June, 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)

(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.

Lawrence C Watts
Lawrence C Watts
Notarial Seal - Iowa
Commission No. **702488** Notary Public

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

My Commission Expires 3/29/08