

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 59.20
Micki Utsler
RECORDER
5-16-03 Madison
DATE COUNTY

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

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RECORDED
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002860
FILED NO. _____
BOOK 2003 PAGE 2861
2003 MAY 16 PM 2:43

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone _____

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City

Address Tax Statement : John and Kathy Payne
1538 47th Street
Des Moines, IA 50311

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-seven Thousand Five Hundred and No Cents-----(\$37,500.00)
Dollar(s) and other valuable consideration,
Donald J. Lynch, Single Person

do hereby Convey to
John L. Payne and Kathy M. Payne, 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 Three (3) of Prairie Ridge Estates located in the Northwest Quarter (1/4) of the Notheast 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: April 25, 2003

On this 25 day of April,
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
Notary Public
Notarial Seal - Iowa
Commission Expires 3/29/06
(This form is for individual grantor(s) only)

(Grantor)