

REAL ESTATE TRANSFER
TAX PAID 1
STAMP # 40
\$ 1.66
Micki Utsler
RECORDER
1-2-04
DATE COUNTY

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

FILED NO. 2
BOOK 2004 PAGE 2
2004 JAN -2 AM 11:13
(11:13 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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



✓ Address Tax Statement : Perry and Robin Tague
414 Hickory Circle P.O. Box 228 LCW
Grimes, IA 50111

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-two Thousand and No Cents-----(\$42,000.00)
Dollar(s) and other valuable consideration,
Donald J. Lynch, a single person

do hereby Convey to
Perry L. Tague and Robin M. Tague, 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 Fifteen (15) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 20, Township 77 North, Range 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: 1-2-04

On this 2 day of January,
2004, 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