

Document 2005 2775

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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$363.20
Rev Stamp# 267 DOV# 262

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 21 DAY OF June 2005
Charlene Welch
Debbie Cookman

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

\$ 227,207.04

Taxpayer Information: (Name and complete address)

Ronald J. and Sharon E. Berdine
9016 Hickory Street
Omaha, NE 68124

Return Document To: (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, IA 50273

Grantors:

Donald J. Lynch

Grantees:

Ronald J. Berdine
Sharon E. Berdine

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Twenty-Seven Thousand Two Hundred Seven and 04/100 ---- (\$227,207.04) ----
Dollar(s) and other valuable consideration,
Donald J. Lynch a single person

do hereby Convey to
Ronald J. Berdine and Sharon E. Berdine, 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:

Parcel "B" in the South Half of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5th P.M.,
and in the North Half of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5th P.M., Madison
County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of Section 33, Township 77 North, Range 28 West of the 5th P.M., Madison County,
Iowa; thence along the South line of said Section 33, North 89 degrees 36'18" West, 794.96 feet to the point of beginning.
Thence North 00 degrees 12'56" East 249.66 feet to the centerline of the private easement road; thence along said road
centerline, North 88 degrees 46'18" West 94.01 feet; thence Southwesterly 140.18 feet along a 408.14 foot radius curve
concave Southeasterly, having a central angle of 19 degrees 40' 46" and a chord bearing South 81 degrees 23'19" West
139.50 feet; thence North 45 degrees 01'20" West 387.85 feet; thence North 89 degrees 36'18" West, 1,303.93 feet; thence
South 00 degrees 01'04" West, 501.45 feet to the South Quarter Corner of said Section 33; thence South 01 degrees 46'04"
West, 1,294.63 feet to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 76
North, Range 28 West of the 5th P.M.; thence along the South line of the North Half of the Northeast Quarter of said
Section 4, South 89 degrees 49'35" East, 1,825.49 feet; thence North 01 degrees 03'42" East, 1,287.29 feet to the point of
beginning, containing 72.474 acres.



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
COUNTY OF MADISON

Dated: 6-28-05

This instrument was acknowledged before me on
June 20, 2005
by Donald J. Lynch, a single person

Donald J. Lynch
Donald J. Lynch (Grantor)

Lawrence C Watts
_____, Notary Public

(Grantor)

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/06

(Grantor)

(Grantor)

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