

77,000

REAL ESTATE TRANSFER
TAX PAID 12
STAMP 40
\$ 122.40
Michelle Utzler
RECORDER
2-14-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPALED

REC 5.40
AUD 5.40
R.M.F. \$ 1.00

FILED NO. 2206

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96 FEB 14 PM 3:36

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James S. Dougherty P.O. Box 156, Indianola, IA 50125 515/961-5315
Individual's Name Street Address City Phone



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Gary W. Purdy and Janette M. Purdy, husband and wife,

do hereby Convey to
Patrick B. Lynch and Laura A. Lynch, 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:

A tract of land in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$)
of Section Thirty-four (34), Township Seventy-seven (77) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly
described as follows:

Commencing at the West Quarter Corner of said Section Thirty-four (34),
thence along the South line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section
Thirty-four (34), North 90°00'00" East 230.58 feet to the point of beginning.
Thence continuing North 90°00'00" East 272.69 feet; thence North 00°12'25"
East 159.74 feet; thence South 90°00'00" West 272.69 feet; thence South
00°12'25" West 159.74 feet to the point of beginning. Said tract contains
1.000 acres including 0.207 acres of county road right of way. The South
line of the said Northwest Quarter (NW $\frac{1}{4}$) is assumed to bear due East and
West.

Revenue Stamps \$122.40

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: _____
ss:

WARREN COUNTY,
On this _____ day of February,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Gary W. Purdy and Janette M. Purdy,
husband and wife,

Gary W. Purdy (Grantor)
Janette M. Purdy (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.

Janette M. Sparks
Notary Public (Grantor)

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