

COMPUTER   
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STATE OF IOWA }  
MADISON COUNTY } SS 2169

Filed for record the 14... day of Feb.  
A. D. 1997... at 10:45 o'clock A.M.  
Recorded in book 137... on page 240  
Michelle Utsler... Recorder  
Betty M. Nelson... Dep.

10.00  
15.00  
1.00

Prepared by and

Return to: Thomas J. Clarke, Attorney at Law, 2130 Grand Avenue, Des Moines, Iowa 50312 (515)282-8200

**WARRANTY DEED-JOINT TENANCY**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Francis M. Lynch a/k/a Francis Lynch and Dorothy A. Lynch, husband and wife, do hereby convey to Francis M. Lynch and Dorothy 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:

The Northwest Quarter (NW¼) of the Northwest Fractional Quarter (NW frl ¼) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; and

The North Half (N½) of the Southwest Quarter (SW¼) of Section Twenty-six (26) and the South Half (S½) of the Northeast Quarter (NE¼) of Section Twenty-seven (27) in Township Seventy-seven (77) North of Range Twenty-six (26) West of the 5th P.M., except a parcel of land described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., thence South 00°00' 553.30 feet along the quarter section line, thence North 89°45' East 210.10 feet, thence North 00°59' West 481.51 feet, thence North 83°43' East 1,100.00 feet, thence North 01°29' West 93.13 feet, thence South 83°43' West 1,300.63 feet to the point of beginning. Said parcel contains 5.00 acres, including 0.72 acres for county road right of way.

The West line of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Seventy-seven (77), Range Twenty-six (26) is assumed to bear due North and South, subject to easements of record.

Consideration less than \$500--No revenue stamps required.

Susie C. Lynch, life tenant, died in Madison County, Iowa, on November 13, 1996, as set out in Death Record Book 10 at Page 324.

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.

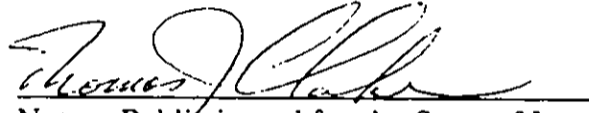
Dated: February 11<sup>th</sup>, 1997

Francis M. Lynch  
Francis M. Lynch a/k/a Francis Lynch,  
Grantor

Dorothy A. Lynch  
Dorothy A. Lynch, Grantor

STATE OF IOWA  
COUNTY OF POLK

On this 11 day of February, 1997, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Francis M. Lynch a/k/a Francis Lynch and Dorothy A. Lynch, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

  
Notary Public in and for the State of Iowa

