

REAL ESTATE TRANSFER  
TAX PAID

STAMP #  
\$ 127.20

*Michelle Wasler*  
RECORDER

4-1-94 *Madison*  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 2595

BOOK 132 PAGE 621

94 APR -1 PM 1:48

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

MICHELLE WASLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Eighty Thousand and no/100 (\$80,000)  
Dollar(s) and other valuable consideration,  
Donald J. Lynch, also known as Donald Lynch, and Marilyn L. Lynch,  
also known as Marilyn Lynch, husband and wife,

do hereby Convey to  
Nicholas D. Cain

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Fractional Quarter (1/4) of  
Section Twenty-five (25) in Township Seventy-seven (77) North,  
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Grantor reserves to themselves, their successors and assigns a right-of-way easement upon, over and along the existing meandering lane located upon the north 200 feet of the above described real estate, which reservation of rights will allow the Grantor, their successors and assigns access to the real estate legally described as:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North,  
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This reservation of rights shall be a covenant running with the above described real estate binding upon the parties, their successors and assigns. The right of use of this existing lane as a right-of-way shall not be exclusive to the Grantor, their successors or assigns; the Grantor, their successors and assigns shall not fence in this reserved right of way; and, the Grantor, their successors and assigns shall be responsible for the maintenance of any gates in the existing fence lines incident to the exercise of this right of access.

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: March 31, 1994

POLK COUNTY, SS:

On this 31<sup>st</sup> day of March,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Donald J. Lynch and Marilyn L.  
Lynch

Donald J. Lynch  
Donald J. Lynch (Grantor)

Marilyn L. Lynch  
Marilyn L. Lynch (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)

(Grantor)

Jane Marie Cassidy  
Notary Commission Expires 7-20-95  
Notary Public

This form of Acknowledgment for individual grantor(s) only