

REAL ESTATE TRANSFER TAX PAID <u>45</u>
STAMP #
\$ <u>167.20</u>
<u>Michelle Utsler</u> RECORDER
<u>4-26-94</u> <u>Madison</u> DATE COUNTY

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

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 2951  
 BOOK 132 PAGE 739  
 94 APR 26 PH 3:49  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of One Hundred Five Thousand and no/100 (\$105,000.00) -  
Dollar(s) and other valuable consideration, Donald Lynch and Marilyn Lynch, husband  
and wife,

do hereby Convey to Michael P. Lynch

the following described real estate in Madison County, Iowa:

The North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the West  
Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast  
Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34) in Township  
Seventy-seven (77) North, Range Twenty-six (26) West of  
the 5th P.M., Madison County, Iowa.

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 acknowledgement 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: April 22, 1994

ss:  
MADISON COUNTY,  
On this 20<sup>th</sup> day of April,  
19 94, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Donald Lynch and Marilyn Lynch

Donald Lynch  
Donald Lynch (Grantor)

Marilyn Lynch  
Marilyn 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.

Marie Cassidy  
Notary Public

This form of acknowledgement for individual grantor(s) only  
Commission Expires July 20, 1995

(Grantor)  
(Grantor)  
(Grantor)