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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Jane E. Rosien, ICIS# AT0006681	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273, (515) 462-4912</u>		
Preparer: <u>Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273, (515) 462-4912</u>		
Taxpayer: <u>Mary Elizabeth Fletcher, c/o Dennis Lynch, 11857 North 137th Way, Scottsdale, Arizona 85259</u>		



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and 00/100ths-----(\$1.00) Dollar(s) and other valuable consideration, Mary Elizabeth Fletcher, a Single Person.

do hereby  
Convey to Mary Elizabeth Fletcher and Diane E. Fletcher.

as Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

For legal description see Exhibit "A" attached hereto and by this reference incorporated herein. This instrument is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21). This deed is given without actual consideration for the purpose of establishing joint tenancy with full rights of survivorship with the grantees. The intention of both grantees is to establish joint ownership of the real estate with full rights of survivorship that cannot be severed unilaterally by either grantee. The grantees mutually agree that the joint tenancy can only be severed by the mutual agreement and act of both grantees and cannot be unilaterally severed by either grantee. The acceptance by both grantees of this conveyance is intended to and shall serve as their respective joinder in and to this agreement.

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 Warranty 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.

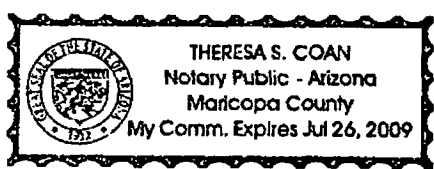
Dated: May 28 . 2009

Dennis James Lynch POA  
Dennis James Lynch, POA (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF ARIZONA, COUNTY OF Maricopa  
This instrument was acknowledged before me on May 28, 2009, by Dennis James Lynch  
as Power of Attorney of Mary Elizabeth Fletcher.

Theresa S Coan  
Notary Public



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

## EXHIBIT "A"

The Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) EXCEPT that part thereof that lies within Lot One (1) of Fletcher Subdivision; the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ); the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ); and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., EXCEPT the following tracts:

A parcel of land lying in the southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), commencing 20 rods East of the above described corner running East 37 rods to a spring branch, thence North 26 rods, thence up North River 46 rods, thence 13 rods to the place of beginning, containing 3 acres more or less (as shown in Deed Record 16, Page 57).

Lot One (1) of the Fractional Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), being more particularly described as a tract of land bounded by a line commencing at a point which is North 427.2 feet and 424.7 feet West of the Southeast corner of the said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), thence East 255.0 feet, thence North 205.8 feet, thence West 125.3 feet, thence West 18.7 feet, thence South  $31^{\circ}52'$  West 245.8 feet, thence East 18.7 feet to the place of beginning, containing one acre (as shown in Deed Record 75, Page 104).

A tract of land described as follows: Commencing at a point 1,481 feet North of the Southwest corner of the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), and running thence East 316 feet, thence North 190 feet, thence South  $84^{\circ}$  East, 469 feet to the center line of the public road now designated as Highway "Q", thence following the center line of said Highway North,  $28^{\circ}$  East, a distance of 315 feet, thence North  $55^{\circ}$  West, 492 feet to the North side of a 30-inch burr oak tree, thence North  $76^{\circ}$  West, 263 feet, thence North 200 feet to the North line of said Section Two (2), thence West 388 feet to the middle of North River, thence following said River in a Southwesterly direction a distance of 421.5 feet, thence following said river in a Southeasterly direction 200 feet, thence following said River in a Southwesterly direction 100 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), thence South 339 feet to the point of beginning, estimated to contain 12.82 acres more or less (as shown in Deed Record 82, Page 156). That part thereof that lies within Lot 1 of Fletcher Subdivision.

A tract of land commencing 1481 feet North and 316 feet East of the Southwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), and running thence North 190 feet, thence South  $84^{\circ}$  East, 469 feet to the center line of the public road now designated as Highway "Q", thence in a Southwesterly direction following the center line of said highway a

distance of 150 feet, thence West 400 feet to the point of beginning and containing 1.69 acres more or less.

A tract of land commencing at a point 23 rods West of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2) and running thence North 427.2 feet, thence West to said public highway, thence in a Southwesterly direction along said highway to the South line of said last mentioned 40 acre tract, thence East to the Point of Beginning.

A tract of land commencing at a point 1481 feet North of the Southeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), running thence East 716 feet to the centerline of the public road designated as Highway "Q", thence in a Southwesterly direction along the centerline of said highway a distance of 822.4 feet, thence South 715.5 feet to the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence West 330 feet to the Southwest Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 1481 feet to the point-of-beginning, all in Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,

AND

Lot One (1) of Fletcher Subdivision located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2) and the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), all in Township Seventy-Six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), and the East Half (1/2) of the Southeast Quarter (1/4), EXCEPT 2.56 acres lying West of the Public Highway on the West side of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-eight (28), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT 11.34 acres West of the highway, AND EXCEPT that part lying in the West Half (1/2) of the Southwest Quarter (1/4) lying North of County Road H; AND EXCEPT that property lying West and North of a line commencing at the center of re-located County Road "Q" and running South for 20 rods along the established fence line running South from the County Maintenance Shed and thence West to the center of paved County Road "H".