



Document 2010 2944

Book 2010 Page 2944 Type 03 001 Pages 2

Date 11/22/2010 Time 10:18 AM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 611

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$89,675

**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Berdine Family Revocable Living Trust, Sharon E. Berdine, Trustee, 1878 158th Court,  
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

**Grantors:**

Donald J. Lynch

**Grantees:**

Berdine Family Revocable Living Trust  
under Trust Agreement dated October 23,  
2001

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED

For the consideration of \$89,675.00 Dollar(s) and other valuable consideration,  
Donald J. Lynch, a Single Person,

do hereby Convey to  
Sharon E. Berdine as Trustee of the Berdine Family Revocable Living Trust under Trust Agreement,  
dated October 23, 2001 the

following described real estate in Madison County, Iowa:  
Lots Two (2), Three (3) and Four (4) of Juniper Estates in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (NE Fr  $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of the Real Estate Contract dated and filed for record with the Madison County Recorder's Office on August 3, 2010 in Book 2010 at Page 1787.

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: November 22, 2010

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

Donald J. Lynch  
Donald J. Lynch (Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on November 22, 2010, by Donald J. Lynch, a Single Person,

**Lawrence C Watts**  
**Notarial Seal - Iowa**  
**Commission No. 702488**  
**My Commission Expires**

Lawrence C Watts  
, Notary Public

3/29/12