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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 202

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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)

Kelly J. Hayes, 1888 Natures Court, Winterset, Iowa 50273

✓ **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:

Kelly J. Hayes

a/k/a Kelly Jo Hayes

Legal description: See Page 2

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



WARRANTY DEED

For the consideration of \$275,000.00----- Dollar(s) and other valuable consideration,
Donald J. Lynch, a Single Person,

_____ do hereby Convey to
Kelly J. Hayes, also known as Kelly Jo Hayes,

_____ the
following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4), except the East 33 1/3 rods of the South 24 rods thereof, and the West Half (1/2) of the Southwest Quarter (1/4) except the North one acre thereof, all in Section Three (3), in Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, and except Parcel "D" located in the Southwest Quarter (1/4) of said Section Three (3), containing 57.049 acres, as shown in Plat of Survey filed in Book 2007, Page 3107 on August 9, 2007, in the Office of the Recorder of Madison County, Iowa.

This deed is in fulfillment of the Real Estate Contract dated September 29, 2008 and filed for record with the Madison County Recorder's Office on October 1, 2008 in Book 2008 at Page 2920.

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: June 17, 2014

Donald J. Lynch (Grantor)

_____ (Grantor)

_____ (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 17, 2014, by Donald J. Lynch

John E. Casper
Notary Public

