



Document 2015 1399

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return Document To: Joshua T. Lynch, 3107 155th, Cumming, IA 50061
Preparer Information: James S. Dougherty, 801 North Ave, Norwalk, Ia 50211, Phone: (515) 981-5401
Address Tax Statement: Joshua T. Lynch, 3107 155th, Cumming, IA 50061

4/15

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Jeremy T. Lynch and Tiffany J. Lynch, husband and wife, do hereby Convey to Joshua T. Lynch, a single person, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2015, Page 647 on March 13, 2015, in the Office of the Recorder of Madison County, Iowa.

Consideration is less than \$500.00 pursuant to Iowa Code Section 701-79.5



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: 5/14/15

Jeremy T. Lynch (Grantor)

Tiffany J. Lynch (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me this 14 day of May,
2015, by Jeremy T. Lynch and Tiffany J. Lynch, husband and wife.

Janette Sparks
Signature of Notary Public

