



Document 2015 2704

Book 2015 Page 2704 Type 03 001 Pages 2

Date 9/14/2015 Time 12:41:51PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$479.20

Rev Stamp# 343 DOV# 358

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

\$300,000

David D. Nelson, Attorney

Return Document To: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023

Preparer Information: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023,  
Phone: (515) 964-3633

Address Tax Statement: Diane C. Lynch, 1717 Windwood Trail, Prole, IA 50229

1  
a

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Serge Alain DeCombhs, a single person, does hereby Convey to Diane C. Lynch, a single person, the following described real estate in Madison County, Iowa:

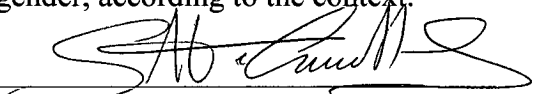
**The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), AND the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), AND the West Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), EXCEPT for the South Seven (7) acres thereof, ALL in Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Lots Two (2) and Three (3) of North River View Subdivision, located in the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11)**



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.

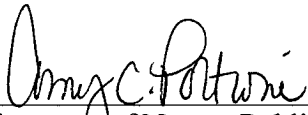
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 11, 2015

  
Serge Alain DeCombhs (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 11<sup>th</sup> day of September, 2015, by Serge Alain DeCombhs, a single person.

  
Signature of Notary Public

