



Document 2020 1828

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Rec Amt \$12.00 Aud Amt \$5.00

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SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067  
Telephone: (515) 462-4912

**Taxpayer Information:**

Jeremy T. Lynch and Tiffany Jo Lynch, 3111 155th Street, Cumming, IA 50061

**Return Document To:**

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

John E. Lynch

**Grantees:**

Jeremy T. Lynch and Tiffany Jo Lynch

**Legal Description:** See Page 2

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



**WARRANTY DEED  
JOINT TENANCY**

For the consideration of -----No Consideration----- Dollar(s) and other valuable consideration, John E. Lynch, a Single Person, does hereby Convey to Jeremy T. Lynch and Tiffany Jo Lynch, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

**An undivided one-half interest in and to: All that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa lying North and West of the center of a ravine running through said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27).**

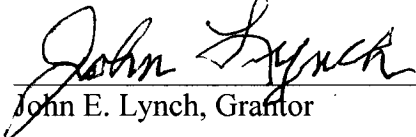
**Grantor reserves an Easement to lay, maintain, inspect, operate, replace, change or remove a water well and/or underground water line to said water well, together with the rights of ingress and egress, which Easement shall become a covenant running with the land binding upon the grantees, their successors and assigns on the following described real estate: Commencing at a point 133.00 feet South of the Northwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27); thence continuing south to the center of the ravine running through said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27) ; thence continuing Easterly 30 feet through the center of the ravine; thence continuing North to a point 133.00 South of the North boundary line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27); thence continuing West 30 feet to the point of beginning.**

**This Deed is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).**

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

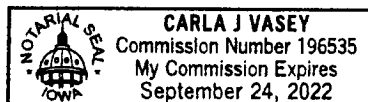
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

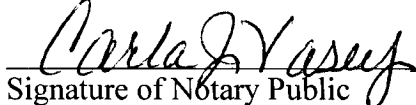
Dated: May 27, 2020.

  
\_\_\_\_\_  
John E. Lynch, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 27, 2020, by John E. Lynch.



  
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Signature of Notary Public