

**BK: 2020 PG: 2605**  
**Recorded: 7/22/2020 at 8:29:31.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$175.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

CONSIDERATION \$109,654

**Return To:** Kyle Oberender, 1639 Upland Trail, Prole, Iowa 50229

**Preparer:** Ashley F. Charnetski, Whitfield & Eddy, PLC, 699 Walnut Street, Suite 2000, Des Moines, IA 50309  
(515) 558-0164

**Taxpayer:** Kyle Oberender, 1639 Upland Trail, Prole, Iowa 50229

### **WARRANTY DEED**

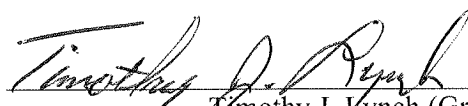
For the consideration of One Dollar(s) and other valuable consideration, Timothy J. Lynch and Rita C. Lynch, Husband and Wife, do hereby Convey to Kyle Oberender, a married person, the following described real estate in Madison County, Iowa:

Parcel "P", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., as shown in Plat of Survey filed in Book 2020, Page 975, on March 31, 2020, in the Office of the Recorder of Madison County, Iowa.

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: 7/17/20

  
\_\_\_\_\_  
Timothy J. Lynch (Grantor)  
  
\_\_\_\_\_  
Rita C Lynch (Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on July 17, 2020 by Timothy J. Lynch  
and Rita C. Lynch.

  
\_\_\_\_\_  
Signature of Notary Public

