



Document 2022 2430

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Date 8/15/2022 Time 11:19:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$975.20

Rev Stamp# 307 DOV# 299

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

#609, 520

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266; (515) 244-3500

Taxpayer Information: Joe Radke, 1431 Prairie Ave., Van Meter, IA 50261

✓ **Return Document To:** Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266

Grantors: Diane E. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch

Grantees: Joe P. Radke and Dixie L. Radke

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Diane E. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch, wife and husband, do hereby Convey to Joe P. Radke and Dixie L. Radke, husband and wife, the following described real estate in Madison County, Iowa:

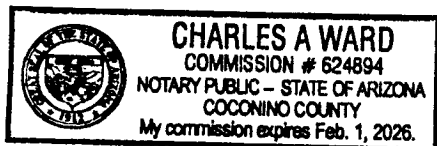
All that part of the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of the County Road located therein, EXCEPT all that part of the West 2.56 acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28) located therein

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: Aug. 9, 2022



Diane E. Fletcher a/k/a Diane E. Lynch
Diane E. Fletcher a/k/a Diane E. Lynch, Grantor

Dennis J. Lynch
Dennis J. Lynch, Grantor

STATE OF ARIZONA, COUNTY OF COCONINO

This record was acknowledged before me on AUGUST 9th, 2022, by Diane E. Fletcher a/k/a Diane E. Lynch and Dennis J. Lynch, wife and husband, of Flagstaff, Arizona.

Charles A. Ward
Signature of Notary Public