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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: Gary J. Streit, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
Return to: Matthew A. Lynch, 1900 Honey Creek Rd, Manchester, IA 52057
ADDRESS TAX STATEMENT TO: Matthew A. Lynch, 1900 Honey Creek Rd, Manchester, IA 52057

WARRANTY DEED

For the consideration of one dollar (\$1.00) and other valuable consideration, Gary J. Lynch, a married person ("Grantor"), does hereby convey to Brian J. Lynch, Matthew A. Lynch, and Michael A. Lynch, as tenants in common ("Grantee"), the following described real estate in Delaware County, Iowa:

Parcel J, Part of the Northeast Quarter (NE¼) Northeast Quarter (NE¼), Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 1.855 acres, including 0.2560 acres of public road right of way, subject to easements of record, as described in Plat of Survey recorded on August 22, 2006 in Book 2006, Page 3075 of the records of the Delaware County, Iowa Recorder.

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

Grantor does hereby covenant with Grantee, and its successors in interest, that Grantor holds the real estate by title in fee simple; that it has 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.

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.

Mary J. Lynch, wife of the Grantor, joins in executing the deed for the sole purpose of releasing her dower and other marital share interest in and to the above real estate.

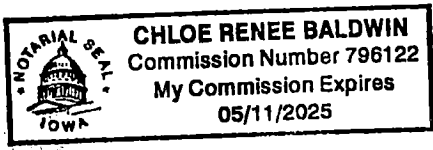
Dated: FEB. 1, 2024.

Gary J. Lynch
Gary J. Lynch

Mary J. Lynch
Mary J. Lynch

STATE OF IOWA, DELAWARE COUNTY, ss:

This instrument was acknowledged before me this 1 day of February, 2024 by Gary J. Lynch and Mary J Lynch, as husband and wife.



Chloe R. Baldwin
NOTARY PUBLIC - STATE OF IOWA