



Document 2020 1501

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Date 5/05/2020 Time 10:30:04AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,133.60

ANNO

Rev Stamp# 143 DOV# 144

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$ 708,750

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Timothy J. Lynch and Rita C. Lynch, 1601 Upland Trail, Prole, IA 50229

Return Document To: (Name and complete address)

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

Grantors:

Mary Pat Wiedmann as Trustee of the
Donald J. Lynch Trust under Trust
Agreement dated January 31, 2018

Grantees:

Timothy J. Lynch
Rita C. Lynch

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$708,750.00 Dollar(s) and other valuable consideration, Mary Pat Wiedmann,

(Trustee) (Co-Trustee)

of the Donald J. Lynch Trust under Trust Agreement dated January 31, 2018, does hereby convey to Timothy J. Lynch and Rita C. Lynch, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described

real estate in MADISON County, Iowa: The East Fractional Half (1/2) of the Northwest Quarter (1/4), AND the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4); AND the Southwest Quarter (1/4) of the Northwest Quarter (1/4); ALL in Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described parcels:

- 1. Parcel "D", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 3.013 acres, as shown in Plat of Survey filed in Book 3, Page 334, on October 22, 1998.
2. Parcel "E", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 3.559 acres, as shown in Plat of Survey filed in Book 2005, Page 5087, on October 20, 2005, in the Office of the Recorder of Madison County, Iowa.
3. Parcel "F", located in the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 10.41 acres, as shown in Plat of Survey filed in Book 2006, Page 3978, on September 28, 2006, in the Office of the Recorder of Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated May 1, 2020.

Mary Pat Wiedmann (handwritten signature)

Mary Pat Wiedmann
As (Trustee) (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 1, 2020, by Mary Pat Wiedmann

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Carla J Vasey
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public