

**BK: 2020 PG: 1620**  
**Recorded: 5/12/2020 at 2:16:37.0 PM**  
**Pages 4**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$458.40**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**TRUSTEE WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
**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, Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)  
Kathleen S. Towers, 686 D Avenue, Scranton, IA 51462

**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:**  
Kathleen S. Towers

**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 \$286,875.00 Dollar(s) and other valuable consideration, Mary Pat Wiedmann, (Trustee) of the Donald J. Lynch Trust under Trust Agreement dated January 31, 2018, does hereby convey to Kathleen S. Towers, the following described real estate in MADISON County, Iowa:

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

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 8, 2020

Mary Pat Wiedmann (handwritten signature)

Mary Pat Wiedmann
As (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 8, 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

## EXHIBIT "A"

The East One-Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), AND all that part of the West One-Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) lying East of the road; 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. All that part of Parcel "B" located in the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Two (2), as shown in Plat of Survey filed in Book 3, Page 213 on April 15, 1998, in the Office of the Recorder of Madison County, Iowa.
2. Parcel "A", located in the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 8.006 acres, as shown in Plat of Survey filed in Book 3, Page 398 on February 24, 1999, in the Office of the Recorder of Madison County, Iowa.
3. Parcel "A", located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 2.188 acres, as shown in Plat of Survey filed in Book 3, Page 430 on April 28, 1999, in the Office of the Recorder of Madison County, Iowa.
4. All of Winwood Subdivision, located in the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 21.934 acres, as shown in Plat of Survey filed in Book 2001, Page 1873 on May 9, 2001, in the Office of the Recorder of Madison County, Iowa.
5. Parcel "H", located in the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 3.02 acres, as shown in Plat of Survey filed in Book 2013, Page 2571 on August 30, 2013, in the Office of the Recorder of Madison County, Iowa.