



Document 2020 2121

Book 2020 Page 2121 Type 03 001 Pages 2

Date 6/17/2020 Time 12:45:22PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,018.40

ANNO

Rev Stamp# 219 DOV# 217

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Return To: Heritage Commercial, LLC, c/o Cody A. Hutton, 260th Court, Charles, IA 50240
Preparer: Ashley F. Charnetski, Whitfield & Eddy, PLC, 699 Walnut Street, Suite 2000, Des Moines, IA 50309
 (515) 558-0164
Taxpayer: Heritage Commercial, LLC, c/o Cody A. Hutton, 260th Court, Charles, IA 50240

$\frac{1}{2}$

\$636,988

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 Heritage Commercial, LLC, an Iowa Limited Liability Company, 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.

4. Parcel "G", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 10.94 acres, as shown in Plat of Survey filed in Book 2006, Page 3977, on September 28, 2006, in the Office of the Recorder of Madison County, Iowa.
5. Parcel "I", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 20.12 acres, 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: 6/16/2020

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

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 6/16/2020, by Timothy J. Lynch and Rita C. Lynch.

Mark L. Smith
Signature of Notary Public

