



Document 2020 3237

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Date 8/28/2020 Time 3:11:18PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$917.60

Rev Stamp# 380 DOV# 373

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 573,750



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)

James F. Wiedmann and Mary Pat Wiedmann, 1865 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:

James F. Wiedmann
Mary Pat Wiedmann

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 \$573,750.00----- 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 James F. Wiedmann and Mary Pat Wiedmann,
the following described
real estate in MADISON County, Iowa:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the South Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16); and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., 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 August 28, 2020.

Mary Pat Wiedmann, Trustee
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 August 28, 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