

BK: 2022 PG: 2570
Recorded: 8/31/2022 at 11:45:05.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Matthew Bollman, 1415 28th Street, Suite 160, West Des Moines, IA 50266
Phone: (515) 727-0986

Taxpayer Information:

Christine E Kerby, P.O. Box 73, Elkhart, IA 50073

Return Document To:

Matthew Bollman, 1415 28th Street, Suite 160, West Des Moines, Iowa, 50266

Grantors:

Thomas M Lynch, as Successor Trustee of the Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto

Grantees:

Christine E Kerby, as Successor Trustee of the Carole A Lynch Revocable Trust dated April 10, 2018, and any amendments thereto

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Thomas M Lynch, Successor Trustee of the Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto, does hereby Convey to Christine E Kerby, Successor Trustee of the Carole A Lynch Revocable Trust dated April 10, 2018, and any amendments thereto, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

An Undivided One-Half (1/2) Interest In:

A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the East Quarter Corner of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), South 90°00'00" West, 495.02 feet to the point of beginning. Thence continuing along said South line, South 90°00'00" West, 350.73 feet; thence North 04°26'40" East, 390.57 feet; thence North 90°00'00" East, 320.46 feet; thence South 00°00'00", 389.40 feet to the point of beginning. Said parcel of land contains 3.000 Acres including 0.321 Acres of County Road Right of Way.

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.

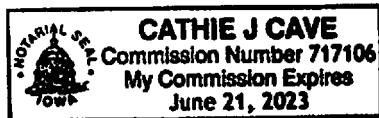
Dated: Aug 30, 2022.

Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto,

By Thomas M Lynch
Thomas M Lynch
As Successor Trustee of the above-titled Trust

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on August 30, 2022, by Thomas M Lynch, as Successor Trustee of the above-entitled trust.



Cathie J Cave
Signature of Notary Public