

BK: 2022 PG: 2571
Recorded: 8/31/2022 at 11:45:06.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE'S AFFIDAVIT
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, IA 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'S AFFIDAVIT

RE: 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:

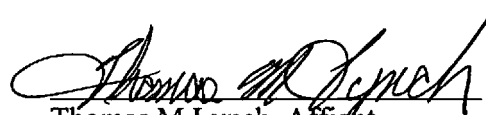
Commencing at the East Quarter Corner of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), South 90°00'00" West, 495.02 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.

STATE OF IOWA, COUNTY OF POLK, ss:

I, Thomas M Lynch, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the successor trustee under the Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto, to which the above-described real estate was conveyed to the Trustee by Maurice F Lynch and Carol A Lynch a/k/a Carole Lynch, husband and wife, pursuant to an instrument recorded April 10, 2018, in the office of the Madison County Recorder in Book 2018 at Page 1116.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to Christine E Kerby, as Successor Trustee of the Carole A Lynch Revocable Trust dated April 10, 2018, and any amendments thereto, by Trustee Warranty Deed, without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as successor trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust is not alive.
5. Form 706, United States Estate Tax return, IS required to be filed, for portability purposes only, as a result of the death of the Grantor.

6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Thomas M Lynch, Affiant

Signed and sworn to (or affirmed) before me on 30th of August 2022, by Thomas M Lynch.


Signature of Notary Public

