

BK: 2023 PG: 2626
Recorded: 10/25/2023 at 4:04:54.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$194.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Paul Hutton, Managing Member, Concord Construction, LLC, 3324 340th Street, Stuart, IA 50250
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912



TRUSTEE WARRANTY DEED

For the consideration of -----One Hundred Twenty-Two Thousand Dollar(s)----- and other valuable consideration, Katelyn Lynch-Butcher and Joshua Butcher as Co-Trustees of the Helen M. Lynch Family Trust dated August 23, 2022, do hereby convey to Concord Construction, LLC, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 19.86 acres, as shown in Plat of Survey filed in Book 2017, Page 3966 on December 19, 2017, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

The Grantors further warrant to the Grantee 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 Grantors the person creating the Trust was under no disability or infirmity at the time the Trust

was created; that the transfer by the Co-Trustees to the Grantee is effective and rightful; and that the Co-Trustees know 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.

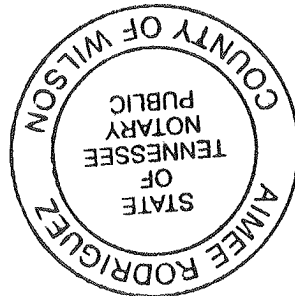
Dated: October 17, 2023.

Helen M. Lynch Family Trust

By Katelyn Lynch Butcher
Katelyn Lynch-Butcher, Co-Trustee

Tennessee
STATE OF ~~IOWA~~, COUNTY OF Wilson

This record was acknowledged before me on October 17th, 2023, by Katelyn Lynch-Butcher as Co-Trustee of the above-entitled Trust.



Aimee Rodriguez
Signature of Notary Public 12.01.23

Dated: October 21, 2023.

Helen M. Lynch Family Trust

By Joshua Butcher
Joshua Butcher, Co-Trustee

STATE OF IOWA, COUNTY OF Scott

This record was acknowledged before me on
October 21, 2023, by Joshua Butcher as Co-Trustee of the above-entitled Trust.



Bethany Neumeyer
Signature of Notary Public