



Document 2023 2813

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Date 11/15/2023 Time 3:56:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,072.80

Rev Stamp# 401 DOV# 400

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**\$1296000.00**

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

**Taxpayer:** Michael Nichols, 4620 Park Drive, West Des Moines, IA 50265

**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 Million Two Hundred Ninety-Six Thousand Dollar(s)---  
-- and other valuable consideration, Thomas M. Lynch as Trustee of the Carole A. Lynch Marital  
Trust established under the Maurice F. Lynch Revocable Trust dated April 10, 2018, does hereby  
Convey to Michael Nichols, the following described real estate in Madison County, Iowa:

**The East Half (½) of the Southeast Quarter (¼) of Section Three (3); AND  
the East Half (½) of the Northeast Quarter (¼) of Section Ten (10), ALL IN  
Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th  
P.M., 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 Grantor hereby covenants with Grantee, 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 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  
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 Grantee 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.

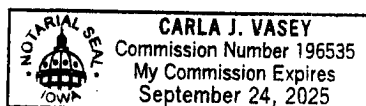
Dated: November 15, 2023.

Carole A. Lynch Marital Trust

By Thomas M. Lynch  
Thomas M. Lynch, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 15, 2023, by Thomas M. Lynch as Trustee of the above-entitled Trust.



Carla J. Vasey  
Signature of Notary Public