



Document 2025 278

Book 2025 Page 278 Type 03 001 Pages 2

Date 1/30/2025 Time 3:43:52PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

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DOV# 45

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

E Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: David Lynch, 1117 Rolling Hills Ct., Norwalk, IA 50211
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 -----Trust Distribution----- and other valuable consideration, Patrick Lynch and Mary Lynch as Co-Trustees of the John E. Lynch Family Trust under Agreement dated February 9, 2021, do hereby convey to David Lynch, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Northeast Quarter (NE¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as, shown by the Amended Plat of Survey certified January 8, 2025 and recorded on January 15, 2025 in the Madison County Recorder's Office in Book 2025 at Page 132 and containing 3.05 acres including 0.42 acres of county road right of way easement. The Amended Plat of Survey supersedes the Plat of Survey certified January 6, 2025 and recorded on January 6, 2025 in the Madison County Recorder's Office in Book 2025 at Page 38.

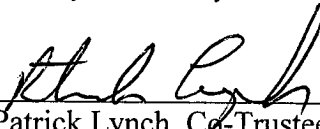
The Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

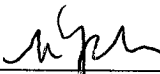
The Grantors further warrant to the Grantee all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantors the person creating the Trust was under no disability or infirmity at the time the Trust was created; that the 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: January 30, 2025.

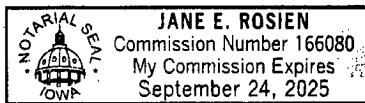
John E. Lynch Family Trust

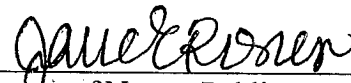
By 
Patrick Lynch, Co-Trustee

By 
Mary Lynch, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

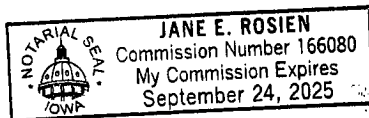
This record was acknowledged before me on January 30, 2025, by Patrick Lynch as Co-Trustee of the above-entitled Trust.





Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 30, 2025, by Mary Lynch as Co-Trustee of the above-entitled Trust.




Signature of Notary Public