



Document 2025 279

Book 2025 Page 279 Type 03 001 Pages 2

Date 1/30/2025 Time 3:44:43PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

DOV# 46

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

☞ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** James Lynch, 3244 Valleyview Trail, Prole, IA 50229  
**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 James Lynch, the following described real estate in Madison County, Iowa:

Parcel "F" located in the South One-Half (S ½) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey certified December 12, 2024 and recorded on December 13, 2024 in the Madison County Recorder's Office in Book 2024 at Page 3010 and containing 103.27 acres.

**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

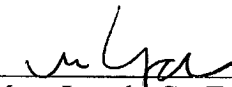
the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 30, 2025.

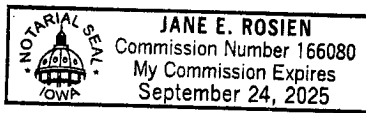
John E. Lynch Family Trust


By   
Patrick Lynch, Co-Trustee

By   
Mary Lynch, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

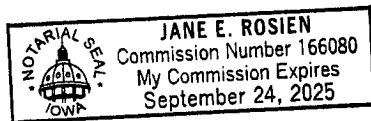
This record was acknowledged before me on January 30, 2025, by Patrick Lynch as Co-Trustee of the above-entitled Trust.

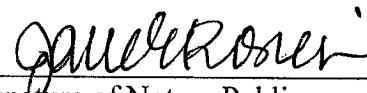


  
Signature of Notary Public

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