



Document 2026 3075

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Date 10/14/2026 Time 2:38:08PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1.727.20
Rev Stamp# 385 DOV# 367

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$1,080,000⁰⁰

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

Taxpayer: Craig E. Speer and Charlotte A. Speer as Co-Trustees of the Craig E. Speer Revocable Trust and as Co-Trustees of the Charlotte A. Speer Revocable Trust, 3030 - 200th Trail, Prole, IA 50229

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ---- One Million Eighty Thousand Dollars ---- and other valuable consideration, Patrick B. Lynch and Laura A. Lynch, a Married Couple, do hereby Convey a One-Half Interest to Craig E. Speer and Charlotte A. Speer as Co-Trustees of the Craig E. Speer Revocable Trust under Trust Agreement dated November 26, 2024; and a One-Half Interest to Craig E. Speer and Charlotte A. Speer as Co-Trustees of the Charlotte A. Speer Revocable Trust under Trust Agreement dated November 26, 2024, in and to the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Northwest Quarter (¼), and the West Half (½) of the Southwest Quarter (¼) of Section Twenty-eight (28), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the part thereof condemned and/or conveyed for public highway.

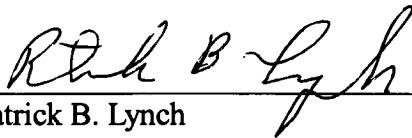
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they 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 undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: October 14, 2026.


Patrick B. Lynch

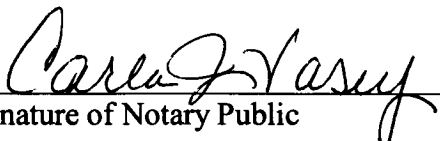
Dated: October 14, 2026.


Laura A. Lynch

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 14, 2026 by Patrick B. Lynch and Laura A. Lynch.




Signature of Notary Public