



Document 2020 1827

Book 2020 Page 1827 Type 03 004 Pages 3

Date 5/28/2020 Time 9:50:18AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Jeremy T. Lynch and Tiffany Jo Lynch, 3111 155th Street, Cumming, IA 50061

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Estate of Joan Lynch

Grantees:

Jeremy T. Lynch
Tiffany Jo Lynch

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
JOAN LYNCH

now pending in the Iowa District Court in and for MADISON County.

Case No. ESPR013171

Pursuant to the authority and power vested in the undersigned, and in consideration of No Consideration Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Jeremy T. Lynch and Tiffany Jo Lynch, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in MADISON County, Iowa:

An undivided one-half interest in and to: All that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa lying North and West of the center of a ravine running through said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27).

Grantor reserves an Easement to lay, maintain, inspect, operate, replace, change or remove a water well and/or underground water line to said water well, together with the rights of ingress and egress, which Easement shall become a covenant running with the land binding upon the grantees, their successors and assigns on the following described real estate: Commencing at a point 133.00 feet South of the Northwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27); thence continuing south to the center of the ravine running through said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27); thence continuing Easterly 30 feet through the center of the ravine; thence continuing North to a point 133.00 South of the North boundary line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-seven (27); thence continuing West 30 feet to the point of beginning.

This Deed is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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

Dated: May 27, 2020

By Patrick Lynch
By Mary Lynch

As *in the above entitled estate or cause. As Co-Executors *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 27, 2020,

by Patrick Lynch and Mary Lynch

as Co-Executors

of Estate of Joan Lynch



Carla J Vasey
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public