



Document 2022 2427

Book 2022 Page 2427 Type 03 001 Pages 3
Date 8/15/2022 Time 11:14:26AM
Rec Amt \$17.00 Aud Amt \$15.00 INDX
Rev Transfer Tax \$680.80 ANNO
Rev Stamp# 305 DOV# 297 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 425,850

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266; (515) 244-3500

Taxpayer Information: Mark Grossman, Trustee of the Mark C. Grossman Living Trust, dated December 27, 2011, 31166 Vintage Pt., Waukee, IA 50263

✓ **Return Document To:** Kyle Kruidenier, 6601 Westown Parkway, Suite 200, West Des Moines, IA 50266

Grantors: Diane E. Lynch and Dennis E. Lynch

Grantees: Mark Grossman, Trustee of the Mark C. Grossman Living Trust, dated December 27, 2011

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Diane E. Lynch and Dennis J. Lynch, wife and husband, do hereby Convey to Mark C. Grossman, Trustee of the Mark C. Grossman Living Trust, dated December 27, 2011 the following described real estate in Madison County, Iowa:

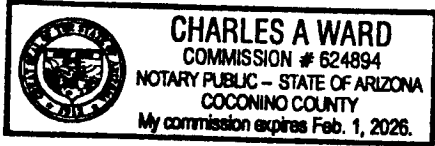
All that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County Iowa, lying South and East of the Highway, EXCEPT the North 20 rods thereof; AND all that part of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa lying South and East of the highway, EXCEPT Lot One (1) of the subdivision of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), containing 1.0 acres, as shown in Plat of Survey filed in Book 1, Page 83 on August 20, 1946, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a tract of land located therein, and more particularly described as follows, to-wit: Commencing at a point Twenty-three (23) rods West of the Southeast Corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), and running thence North 427.2 feet, thence West to said public highway, thence in a Southwesterly direction along said highway to the South line of said lasts mentioned 40 acre tract, thence East to the Point of Beginning, AND EXCEPT all that part of Lot One (1) of Fletcher Subdivision located therein; AND the Southwest Quarter (¼) of the Northwest Quarter (¼), EXCEPT the East Fifty (50) feet thereof; AND the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Lot One (1) of Fletcher Subdivision located therein.

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. Each of the undersigned hereby relinquishes 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: Aug. 9, 2022.



Diane E. Lynch
Diane E. Lynch, Grantor

Dennis J. Lynch
Dennis J. Lynch, Grantor

STATE OF ARIZONA, COUNTY OF COCONINO

This record was acknowledged before me on August 9th, 2022, by Diane E. Lynch and Dennis J. Lynch, wife and husband, of Flagstaff, Arizona.

Charles A. Ward
Signature of Notary Public