

BK: 2022 PG: 3100
Recorded: 10/24/2022 at 12:40:18.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Matthew Bollman, 1415 28th Street, Suite 160, West Des Moines, IA 50266
Phone: (515) 727-0986

Taxpayer Information:

Thomas M Lynch, 5010 Grand Avenue, West Des Moines, IA 50265

Return Document To:

Matthew Bollman, 1415 28th Street, Suite 160, West Des Moines, IA 50266

Grantors:

Thomas M Lynch as Successor Trustee of Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto,

Grantees:

Thomas M Lynch, as Successor Trustee of the Carole A Lynch Marital Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE'S AFFIDAVIT

RE:

1. Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.
2. The West 23.41 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.
3. The East Half (1/2) of the Southeast Quarter (1/4) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.
4. The East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.
5. The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.

Except, a parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the East Quarter Corner of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), South 90°00'00" West, 495.02 feet to the point of beginning. Thence continuing along said South line, South 90°00'00" West, 350.73 feet; thence North 04°26'40" East, 390.57 feet; thence North 90°00'00" East, 320.46 feet; thence South 00°00'00", 389.40 feet to the point of beginning. Said parcel of land contains 3.000 Acres including 0.321 Acres of County Road Right of Way.

And Except, Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.276 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 4784 on October 4, 2005, in the office of the Recorder of Madison County, Iowa.

6. The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.
7. The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.

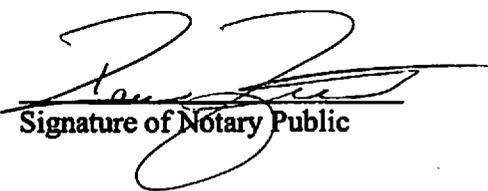
STATE OF IOWA, COUNTY OF Polk, ss:

I, Thomas M Lynch, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the successor trustee under the Maurice F Lynch Revocable Trust dated April 10, 2018, and any amendments thereto, to which the above-described real estate was conveyed to the Trustee by Maurice F Lynch, a married person, pursuant to an instrument recorded April 10, 2018, in the office of the Madison County Recorder in Book 2018 at Page 1117.
- 2 I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to Thomas M Lynch, as Successor Trustee of the Carole A Lynch Marital Trust, by Trustee Warranty Deed, without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as successor trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- 4 The grantor of the trust is not alive.
- 5 Form 706, United States Estate Tax return, IS required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Thomas M Lynch, Affiant

Signed and sworn to (or affirmed) before me on October 22nd, 2022, by Thomas M Lynch.


Signature of Notary Public

