



Document 2025 277

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**E Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Patrick Lynch, 3229 155<sup>th</sup> Street, Cumming, IA 50061  
**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 Patrick Lynch, the following described real estate in Madison County, Iowa:

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 **EXCEPT** 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).

AND

The Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa **EXCEPT** Parcel "A" located in the Southeast Quarter of the Northeast Quarter of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey certified on January 8, 2002 and recorded on January 15, 2002 in the Madison County Recorder's Office in Book 2002 at Page 215 and containing 3.001 acres including 0.365 acres of County Road right-of-way and **EXCEPT** Parcel "E" located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range 26 West of

the 5th P.M., Madison County, Iowa as shown by the Amended Plat of Survey certified January 8, 2025 and recorded on January 15, 2025 in the Madison County Recorder's Office in Book 2025 at Page 132 and containing 3.05 acres including 0.42 acres of county road right of way easement. Said Amended Plat of Survey supersedes the Plat of Survey certified and recorded on January 6, 2025 in the Madison County Recorder's Office in Book 2025 at Page 38.

AND

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and the East Half (E½) of the Southwest Quarter (SW1/4) and the West Half (W½) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) all in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** 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 5<sup>th</sup> 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.

AND

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

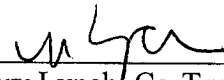
The Grantors further warrant to the Grantee all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantors the person creating the Trust was under no disability or infirmity at the time the Trust was created; that the 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

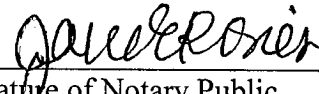
By   
Patrick Lynch, Co-Trustee

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.

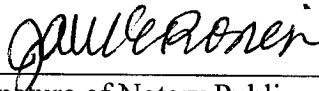


  
Signature of Notary Public

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