



Document 2025 280

Book 2025 Page 280 Type 03 001 Pages 2
Date 1/30/2025 Time 3:45:25PM
Rec Amt \$12.00 Aud Amt \$5.00

DOV# 47

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: David Lynch, 1117 Rolling Hills Ct., Norwalk, IA 50211
Susan Chenoweth, 203 N. "H" Street, Indianola, IA 50125
Mary Lynch, 3203 155th Street, Cumming, IA 50061
Janette Purdy, 3032 Cumming Road, Van Meter, IA 50261
Peter Lynch, 1225 S. Deer Road, West Des Moines, IA 50266
Sheila Stivers, 5902 Highland Circle, West Des Moines, IA 50266
John Lynch, 2229 Molino Avenue, Unit 102, Signall Hill, CA 90755
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 David Lynch, Susan Chenoweth, Mary Lynch, Janette Purdy, Peter Lynch, Sheila Stivers and John Lynch, as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE 1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

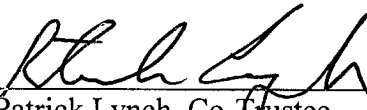
The Grantors hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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 Grantees 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.

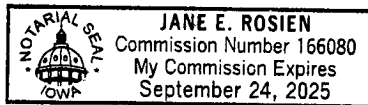
John E. Lynch Family Trust

By 
Patrick Lynch, Co-Trustee

By 
Mary Lynch, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON:

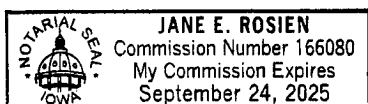
This record was acknowledged before me on January 30, 2025, by Patrick Lynch as Co-Trustee of the above-entitled Trust.




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