



Document 2025 3495

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DOV# 485

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Helen M. Lynch, c/o Katelyn Lynch-Butcher, 346 Broughton Street, Gallatin, TN 37066
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, Ryan Lynch and Mark Schissel as Co-Trustees of the Robert J. Lynch Family Trust under Agreement dated March 27, 2020, do hereby convey to Helen M. Lynch, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-six (36), 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 dated September 25, 2025 and recorded on September 26, 2025 in the Madison County Recorder's Office in Book 2025 at Page 2576, having an area of 4.38 acres including 0.29 acres of road easement;

AND

Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-seven (77) 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.

This Deed is a distribution of property to the beneficiary of a trust and is exempt from transfer tax under Iowa Code Section 428A.2(22).

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: December 16, 2025.

Robert J. Lynch Family Trust

By *Ryan Lynch*
Ryan Lynch, Co-Trustee

By *Mark Schissel*
Mark Schissel, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON:

~~This record was acknowledged before me on December 12, 2025, by Ryan Lynch as Co-Trustee of the above-entitled Trust.~~



~~*Darla J. Rayman*
Signature of Notary Public~~

STATE OF MINNESOTA, COUNTY OF Dakota :

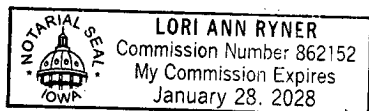
This record was acknowledged before me on December 12, 2025, by Mark Schissel as Co-Trustee of the above-entitled Trust.



Darla J. Rayman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on December 16, 2025, by Ryan Lynch as Co-Trustee of the above-entitled Trust.



Lori Ann Ryner

Signature of Notary Public