



Document 2025 832

Book 2025 Page 832 Type 03 001 Pages 2

Date 4/08/2025 Time 1:48:03PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN


BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

The undersigned grantor declares:

Documentary transfer tax is \$ -0-

This conveyance transfers the grantor's interests to his revocable living trust, and no consideration was given for said land or transfer thereof. Exemption 21 of Iowa Code Section 428A.2.

 Return to: Sanborn & Sine, P.C., 5199 E. Pacific Coast Hwy, Suite 501
Long Beach, CA 90804
Taxpayer: John Joseph Lynch, 2229 Molino Avenue, Unit No. 102
Signal Hill, CA 90755
Preparer: David M. Sine, 5199 E. Pacific Coast Hwy, Suite 501
Long Beach, CA 90804, Telephone 562-498-3955

WARRANTY DEED

For Zero Dollars and no other consideration, **JOHN LYNCH**, also known as JOHN JOSEPH LYNCH and JOHN J. LYNCH, a Tenant in Common with six other Tenants in Common as set forth in that certain TRUSTEE WARRANTY DEED recorded herein on January 30, 2025, as Document Number 2025 280, at Book 2025 Page 280, hereby **GRANTS AND CONVEYS** his One-Seventh Interest to **PATRICK JAMES KEOGH and JOHN JOSEPH LYNCH**, Trustees of the PATRICK JAMES KEOGH and JOHN JOSEPH LYNCH REVOCABLE LIVING TRUST DATED MARCH 20, 2025, in and to the following described parcel of real property in Madison County, Iowa, commonly known as the Iowa Farm Land:

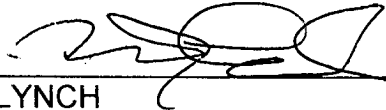
The Southeast Quarter (SE 1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the One-Seventh interest conveyed in this Warranty Deed by title in fee simple; that Grantor has 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 stated above; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be stated above.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 20, 2025


JOHN LYNCH

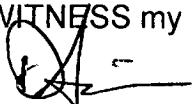
A notary public or other officer completing the certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On March 20, 2025, before me, David M. Sine, Notary Public, personally appeared JOHN LYNCH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: September 25, 2026

