



Document 2026 450

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Date 2/19/2026 Time 3:46:50PM

Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Ryan T. Lynch, 5820 Pleasant Street, West Des Moines, IA 50266
Shana M. Lynch, 5010 Grand Avenue, West Des Moines, IA 50265

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of ----- A Gift from Parent to Child -----, Thomas M. Lynch and Terry G. Lynch, a Married Couple, do hereby Quit Claim to Ryan T. Lynch and Shana M. Lynch, as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

West Fractional Half (W½) of the Northwest Quarter (NW¼) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) 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.

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.

This transfer is from parent to child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

Each of the undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Feb 18, 2026, 2026.

Thomas M. Lynch
Thomas M. Lynch, Grantor

Terry G. Lynch
Terry G. Lynch, Grantor

STATE OF IOWA, COUNTY OF Madison

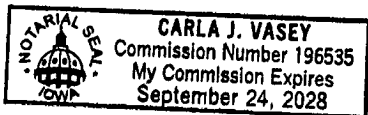
This record was acknowledged before me on February 18, 2026 by Thomas M. Lynch.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on February 18, 2026, by Terry G. Lynch.



Carla J. Vasey
Signature of Notary Public