



Document 2015 1138

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Rev Transfer Tax \$273.60
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

\$171,300

Preparer Information: (Name, address and phone number)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515)
758-2267

Taxpayer Information: (Name and complete address)

Patrick B. Lynch and Laura A. Lynch, 3229 155th Street, Cumming, Iowa 50061

Return Document To: (Name and complete address)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

Grantors:

Breanna Young, Trustee

Grantees:

Patrick B. Lynch
Laura A. Lynch

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$171,300.00 Dollar(s)
and other valuable consideration, Breanna Young

(Trustee) (~~Co-Trustees~~) of Mabel M. King Trust dated January 2, 2007

does hereby convey to Patrick B. Lynch and Laura A. Lynch, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa: North One-half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate 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 above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants 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 grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows 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 this 15th day of April, 2015.

Mabel M. King Trust dated January 2, 2007

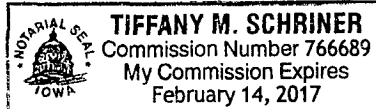
By: _____ (title) Breanna Young TTEE
Breanna Young

By: _____ (title)

As (Trustee) (~~Co-Trustee~~) of The above entitled trust As (Trustee) (~~Co-Trustee~~) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 15th day of April, 2015, by Breanna Young, as Trustee of the above-named trust



TMSchriener
Signature of Notary Public