



Document 2016 1888

Book 2016 Page 1888 Type 03 001 Pages 3

Date 7/01/2016 Time 3:57:23PM

Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Timothy J. Lynch, 1601 Upland Trail, Prole, IA 50229

Return Document To: (Name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Donald J. Lynch as Trustee of the Donald J. Lynch
Family Trust under Trust Agreement dated August 31,
2006

Grantees:

Timothy J. Lynch

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of A Gift from Parent to Child -----Dollar(s) and
other valuable consideration, Donald J. Lynch,
(Trustee) (Co-Trustees)
of the Donald J. Lynch Family Trust under Trust Agreement dated August 31, 2006,
does hereby convey to Timothy J. Lynch,
the following described
real estate in Madison County, Iowa: For Legal Description see Exhibit "A" attached hereto and by
this reference incorporated herein.

This conveyance is without actual consideration as a gift from Parent to Child and is exempt from transfer tax
under Iowa Code Section 428A.2(11).

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 on June 22, 2016

Donald J. Lynch Family Trust under Trust Agreement dated August 31, 2006

By: Donald J. Lynch (title)
Donald J. Lynch, Trustee (title)

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 on June 22, 2016, by Donald J. Lynch as
Trustee of the Donald J. Lynch Family Trust under Trust Agreement dated August 31, 2006



J.M. Russell
Signature of Notary Public

EXHIBIT "A"

Parcel "F" located in the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.41 acres, as shown in Plat of Survey filed in Book 2006, Page 3978, on September 28, 2006, in the Office of the Recorder of Madison County, Iowa.