



Document 2018 2042

Book 2018 Page 2042 Type 03 001 Pages 3

Date 6/28/2018 Time 1:23:02PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED

Type of Document

PREPARER INFORMATION: (name, address, phone number)

THOMAS M. LYNCH
5010 GRAND AVE
West Des Moines IA 50265
515 720-8411

TAXPAYER INFORMATION: (name and mailing address)

THOMAS M. LYNCH
5010 GRAND AVE
West Des Moines IA 50265

RETURN DOCUMENT TO: (name and mailing address)

SAME

GRANTOR: (name)

MARY LOU LYNCH

GRANTEE: (name)

RYAN T. LYNCH

LEGAL DESCRIPTION: (if applicable)

See page: 2

Document or instrument of associated documents previously recorded:
(if applicable)

Exemption Iowa Code 428A.2 (21)

WARRANTY DEED

For the consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mary Lou Lynch, not married, of 334 North 36th Ave, Omaha, Nebraska 68131, (the "Grantor"), does hereby convey and warrant to Ryan T. Lynch, of 5820 Pleasant St., West Des Moines, Iowa 50266, and , (the "Grantee"), all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

One half (1/2) ownership of 40 acres in Madison County, Iowa owned jointly with my brother Thomas M. Lynch as shown in the legal description shown below:

Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The property conveyed in this deed is subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and unto the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

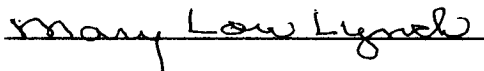
Taxes for tax year 2018 will be paid from the joint savings for this property of Thomas M Lynch and Mary Lou Lynch.

The Grantor does for the Grantee and the Grantee's heirs, personal representatives, executors and assigns forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property; and to forever warrant and defend the title to the Property against all claims whatsoever.

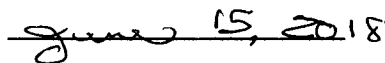
The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases contained within this deed, including acknowledgment of this deed, will be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

Spousal Rights - I, Mary Lou Lynch have no spouse and there are no spousal rights.



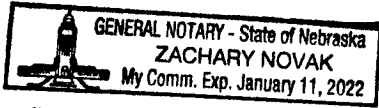
Mary Lou Lynch, Grantor



Date

STATE OF Nebraska
COUNTY OF Douglas

Subscribed, sworn to and acknowledged before me by Mary Lou Lynch, the Grantor, this 15
day of June, 2018.



(Seal)
(Signed) Zachary Novak

Personal Banner
(Official capacity of officer)