



Document 2019 952

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Date 4/03/2019 Time 10:39:09AM

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. WDM, Ia 50265

TAXPAYER INFORMATION: (name and mailing address)

Ryan T. Lynch
5820 Pleasant St. WDM, Ia 50266

RETURN DOCUMENT TO: (name and mailing address)

✓ Ryan T. Lynch
5820 Pleasant St. WDM, Ia 50266

GRANTOR: (name)

Thomas M. 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, Thomas M Lynch, married, of 5010 Grand Ave, West Des Moines, Iowa (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 son, Ryan T 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. Upon the completion of this document, Ryan T. Lynch will have total ownership of the 40 acres.

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 2019 will be paid from the joint savings for this property of Thomas M Lynch and Ryan T. 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.

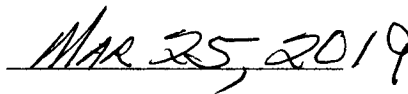
The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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, Thomas M. Lynch have a spouse, Terry G. Lynch who has spousal rights.



Thomas M. Lynch, Grantor



Date

Spousal Rights

I, Terry G. Lynch of 5010 Grand Ave, West Des Moines, Iowa 50265, spouse of Thomas M. Lynch, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Terry G. Lynch

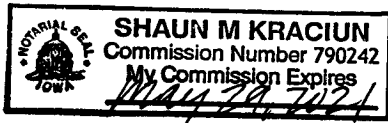
3-25-19

Terry G. Lynch

Date

STATE OF Iowa
COUNTY OF Polk

Subscribed, sworn to and acknowledged before me by Mary Lou Lynch, the Grantor, this 25 day of March, 2019.



(Seal) _____
(Signed) _____

Second Vice President Notary Public
(Official capacity of officer)