

**BK: 2021 PG: 3404**  
**Recorded: 8/13/2021 at 3:25:35.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,727.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,  
Phone: 515-523-2843

**Taxpayer Information:** Villa Village Mobile Home Park, LLC, 300 West Broadway, Suite 105,  
Council Bluffs, IA 51503

**Return Document To:** William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, Iowa 50250

**Grantors:** Martens Farms, LLC

**Grantees:** Villa Village Mobile Home Park, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, Martens Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Villa Village Mobile Home Park, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Half (S½) of the Northwest Quarter (NW¼) and the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) in Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 11, 2021.

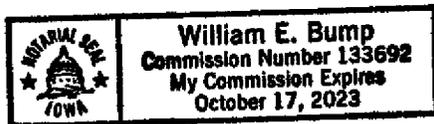
Martens Farms, LLC

By Steven K. Martens, Member  
Steven K. Martens, Member

Angela M. Martens, Member  
By Angela M. Martens, Member

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on August 11, 2021, by Steven K. Martens and Angela M. Martens as members, of Martens Farms, LLC a limited liability company.



William E Bump  
Signature of Notary Public