

BK: 2025 PG: 1131
Recorded: 5/12/2025 at 8:27:17.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Wayne N. Martens
Debi M. Martens
1426 W. Court Avenue
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

William D. Martens

Grantees:

Wayne N. Martens
Debi M. Martens

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$150,000.00 and no/100ths----- Dollars and other valuable consideration, **WILLIAM D. MARTENS, a single person** does hereby convey to: **WAYNE N. MARTENS and DEBI M. MARTENS, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirteen (13), thence North on the Center Line of Highway #169, 663.7 feet to the point of beginning, thence South 89°20' West from said Center Line 266 feet, thence South at 90°00' 164.7 feet, thence Easterly 268 feet to the Center Line of Highway #169, thence Northerly on said Center Line 168.3 feet to the point of beginning.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

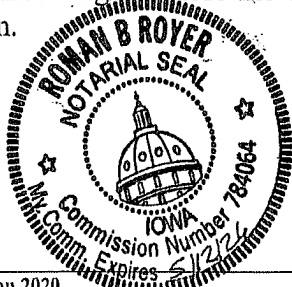
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9th day of May, 2025.

William D. Martens
William D. Martens

STATE OF IOWA, COUNTY OF Polk ss:

This record was acknowledged before me on the 9th day of May, 2025 by William D. Martens, a single person.



Roger Royer
Notary Public