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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

*KVA*  
Prepared By: James L. Bergkamp, Jr., ISBA#15470  
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Telephone: 515-993-1000

Send Tax Tim A. Engnell & Nickie M. Hunter  
Statement To: 2853 220<sup>th</sup> Ave., Winterset, IA 50273

Return to:  First American Escrow of Iowa, Attn: Lindsey Strable  
10641 Justin Dr., Urbandale, IA 50322

\$962,000.00

### WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, ROY MICHAEL MARTENS, A SINGLE PERSON, (Grantor) does hereby convey to TIM A. ENGNELL and NICKIE M. HUNTER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, (Grantees) the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of Section Twenty-seven (27), EXCEPT that part thereof conveyed for highway purposes; AND the East Half (1/2) of the Northwest Quarter (1/4); the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4); the North Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4); the South One (1) acre of the East Nineteen Acres of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the North Two (2) acres of the South Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) lying North of Middle River, of Section Thirty-four (34); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, ~~AND~~.

~~The Southwest Quarter (1/4) of Section Twenty-seven (27), EXCEPT that part thereof conveyed for highway purposes; AND EXCEPT the right of way of the former Des Moines, Winterset & Southwestern Railroad Company (now known as the Chicago, Rock Island and Pacific Railroad Company) through the South Half (1/2) of the said Southwest Quarter (1/4); AND the East Half (1/2) of the Northwest Quarter (1/4); the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4); the North Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4); the South One (1) acre of the East Nineteen Acres of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the North Two (2) acres of the South Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) lying North of Middle River, of Section Thirty-four (34); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND~~

*Remove*

~~The former Des Moines, Winterset and Southwestern Railroad Company (now known as Chicago, Rock Island and Pacific Railroad Company) right of way through the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.~~

Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

State of Minnesota, County of Hennepin, ss:

Subscribed and sworn to before me by Roy Michael Martens, a single person, this 7<sup>th</sup> day of January, 2008.

Dated this 7<sup>th</sup> day of January, 2008.

Adel Kamal Raehes  
Notary Public in and for the State of Minnesota

Roy Michael Martens

