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MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:

FXRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

Shane Eckelberg, 3006 - 235th st. St. Charles, Iowa 50240

COMPUTER (sas) PH # (515) 453-4681

RECORDED File #151406031

#00.00

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, PAUL W. MARTENS AND LOU JEAN MARTENS, husband and wife, PAULA JEAN MINDELL, A SINGLE PERSON, BRIAN R. MARTENS, A SINGLE PERSON, ANN LEA MARTIN AND EDWARD MARTIN, WIFE AND HUSBAND, AND BRADLEY PAUL MARTENS AND BETSY MARTENS, HUSBAND AND WIFE, hereby convey unto SHANE A. ECKELBERG, a single person, the following-described real estate in MADISON

County, Iowa:

**COUNTY, IOWA** 

PARCEL "A" LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE Transfer Tax SOUTHWEST QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, CONTAINING 5.07 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2004, PAGE 3351 ON JULY 19, 2004 IN THE OFFICE OF THE RECORDER OF MADISON

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawfu! 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 relinquish 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.

STATE OF IOWA )	Dated: 8-12-04
) SS: COUNTY OF ) On this day of, 2004,	PAUL W. MARTENS
before me the undersigned, a Notary Public in and for said State, personally appeared PAUL W. MARTENS AND LOU JEAN MARTENS, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.	LOU JEAN MARTENS  PAULA JEAN MINDELL  Bran R. Martens  BRIAN R. MARTENS
Notary Public in and for the State of Iowa	

DATED THIS 12th DAY OF Augu	<u>1 + , 2004</u>
In Sea Martin ANN LEA MARTIN BRADLEY PAUL MARTENS	Electric Martin  Bets, Martin  Betsy-Martens
STATE OF COLORADO, CO	OUNTY, SS:
Public in and for said State personally a PERSON, to me known to be the identical	, 2004, before me, the undersigned, a Notary appeared PAULA JEAN MINDELL, A SINGLE Il person named in and who executed the foregoing xecuted the same as HER voluntary act and deed.
	Notary Public in and for said State
STATE OF CALIFORNIA,	_COUNTY, SS:
and for said State personally appeared B	04, before me, the undersigned, a Notary Public in RIAN R. MARTENS, A SINGLE PERSON, to me in and who executed the foregoing instrument and as His voluntary act and deed.
	Notary Public in and for said State
STATE OF MISSOURI,	COUNTY, SS:
and for said State, personally appeared WIFE AND HUSBAND, to me known to	04, before me the undersigned, a Notary Public in ANN LEA MARTIN AND EDWARD MARTIN, be the identical persons named in and who executed ged that they executed the same as their voluntary
	Notary Public in and for said State

STATE OF MONTANA,	COUNTY, SS:
for said State personally appear Husband and Wife, to me know	, 2004, before me the undersigned, a Notary Public in and red BRADLEY PAUL MARTENS AND BETSY MARTENS, on to be the identical persons named in and who executed the owledged that they executed the same as their voluntary act
	Notary Public in and for said State
Said State, personally appeared  Ann Lea Martin,  and Botsy Martens	INTY, SS:  t, 2004, before me the undersigned, a Notary Public in and for  Paula Jean Mindell Brian R. Martens  Edward Martin Bradley Paul Way tens  to me known to be the identical persons named in and strument and acknowledged that they executed the same as  Notary Public in and for said State  Notarial Seal-"lowa"-Joe Spick commission # 185536  My Commission Expires: 7-10-2005