

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 34
STAMP # 80
\$ 17.16
Michelle Utsler
RECORDER
4-23-99 Madison
IOWA COUNTY

COMPUTER ✓
RECORDED ✓
COMPARED ✓
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ /

FILED NO. 4310
BOOK 141 PAGE 334
99 APR 23 PM 2:42

MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA
(515) 462-4412

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSET, IA 50273-0067
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED ELEVEN THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
CHARLES A. LINCOLN AND SUSAN E. LINCOLN, HUSBAND AND WIFE

do hereby Convey to
MICHAEL G. MARTIN AND LOIS M. MARTIN, 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:

PARCEL "A" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND
IN THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-NINE
(29), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M.,
MADISON COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY RECORDED IN RECORD 2 AT PAGE
597 ON JULY 26, 1995, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA

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.

STATE OF IOWA

Dated: 4/17/99

MADISON COUNTY,
On this 17th day of April,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
CHARLES A. LINCOLN AND SUSAN E. LINCOLN,
HUSBAND AND WIFE

SS:

Charles A. Lincoln
CHARLES A. LINCOLN (Grantor)

Susan Lincoln
SUSAN E. LINCOLN (Grantor)

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.

Robert C Duff
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

ROBERT C. DUFF
MY COMMISSION EXPIRES
SEPTEMBER 27, 1998