

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA # 00454

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

REAL ESTATE TRANSFER  
TAX PAID 21  
STAMP #  
\$ 149.60  
Michelle Utsler  
RECORDER  
2-20-98 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3053  
BOOK 62 PAGE 334  
98 FEB 20 PM 2:43  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

Preparer Information: Dean R. Nelson Individual's Name  
P.O. Box 370 Street Address  
Earlham, IA 50072 City  
(515) 758-2267 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---Ninty-four Thousand  
Dollar(s) and other valuable consideration,  
TED K. BOYLE and VICKY L. BOYLE, husband and wife,

do hereby Convey to  
EUGENE W. MARTENS and SUSAN M. GRIFFITH

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Lot Ten (10) and the North 40 Feet of Lot Nine (9) in Block Two (2) of B. F.  
Allen's Addition to the Town of Earlham, 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: February 20, 1998

ss:  
MADISON COUNTY,  
On this 20th day of February,  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Ted K. Boyle and Vicky L. Boyle

Ted K. Boyle  
(Ted K. Boyle) (Grantor)

Vicky L. Boyle  
(Vicky L. Boyle) (Grantor)

to me, and they 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.

Dean R. Nelson  
(Dean R. Nelson)  
Notary Public (Grantor)

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

For Copied Book  
See Book No. 62 - 356  
313-98