

207,900.00

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REC \$ 5.00
AUD \$ 5.00

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 332.00
Michelle Utzler
RECORDER
2-24-92 Madison
DATE COUNTY

FILED NO. 2913

BOOK 131 PAGE 569

93 MAY 18 PM 3:36

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

RECORDED
COMPARED



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Robert B. Haxton II and Donna Haxton, husband
and wife (A/K/A Robert Bruce Haxton II

do hereby Convey to Steven K. Martens and Angela 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:

The Southwest Quarter (¼) of Section Thirty-two (32) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land located in the NW¼ of the SW¼ of Section 32, Township 77 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 32, T77N, R29W of the 5th P.M., Madison County, Iowa; thence, along the West line of said Section 32, South 00°00'00" 205.60 feet to the Point of Beginning; thence North 90°00'00" East 732.53 feet; thence South 00°00'00" 371.24 feet; thence South 88°36'20" West 420.74 feet; thence North 00°00'00" 33.23 feet; thence North 88°58'42" West 311.97 feet to said West line of Section 32; thence, along said West line, North 00°00'00" 342.69 feet to the Point of Beginning. Said parcel of land contains 6.108 acres, including 0.341 acres of county road right-of-way.

This Deed is in satisfaction of a Real Estate Contract dated November 4, 1991, and recorded in Deed Record 129-318 Madison County, Iowa

Transfer Stamps: \$332.00

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 SS:
POLK COUNTY,

Dated: November 4 1991

On this 4 day of November
19 91, before me the undersigned, a Notary Public in and for said State, personally appeared
Robert B. Haxton II and Donna
Haxton
Husband and wife

Robert B. Haxton II
Robert B. Haxton II (Grantor)

Donna Haxton
Donna Haxton (Grantor)

I do hereby certify that I know 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 J. Kross
Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)