



Document 2010 841

Book 2010 Page 841 Type 03 001 Pages 2

Date 4/16/2010 Time 2:22 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$261.60

Rev Stamp# 422 DOV# 451

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

P 2

1
1



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

\$103,740.00

Taxpayer Information: (Name and complete address)

Susan M. and Thomas Griffith

104 Scenic Drive S.E.

Huntsville, Alabama 35801-0126

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Steven K. Martens

Angela M. Martens

Grantees:

Susan M. Griffith

Thomas Griffith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Sixty-three Thousand Seven Hundred Forty and no/100ths (\$163,740.00)
Dollar(s) and other valuable consideration,
STEVEN K. MARTENS and ANGELA M. MARTENS, husband and wife,

do hereby Convey to
SUSAN M. GRIFFITH and THOMAS GRIFFITH, wife and husband, as joint tenants with full rights
of survivorship, and not as tenants in common,

the following described real estate in Madison County, Iowa:

An undivided 2/8ths interest in and to:



The Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fifteen (15), containing 4.047 acres, as shown in Plat of Survey filed in Book 2, Page 305 on April 22, 1992, in the Office of the Recorder of Madison County, Iowa.

Wherever in the chain of title the names Susan J. Griffith and Susan M. Griffith appear, they refer to one and the same person, namely Susan M. Griffith.

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
COUNTY OF MADISON

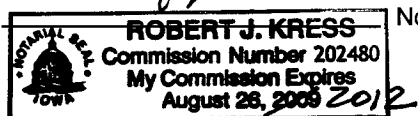
Dated: April 15, 2010

This instrument was acknowledged before
me on April 15, 2010 by
Steven K. Martens and Angela M. Martens

Steven K. Martens
Steven K. Martens (Grantor)

Angela M. Martens
Angela M. Martens (Grantor)

Robert J. Kress
Notary Public



(Grantor)

(Grantor)

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