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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$575.20

Rev Stamp# 624 DOV# 698

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



## 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

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**Taxpayer Information:** (Name and complete address)

Steven K. and Angela M. Martens  
1214 Cottonwood Avenue  
Dexter, Iowa 50070

**Return Document To:** (Name and complete address)

✓ Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Nickolas L. Boyle  
Beverly A. Boyle

**Grantees:**

Steven K. Martens  
Angela M. Martens

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of Three Hundred Sixty Thousand and no hundredths (\$360,000.00)  
Dollar(s) and other valuable consideration,  
NICKOLAS L. BOYLE and BEVERLY A. BOYLE, husband and wife,

do hereby Convey to  
STEVEN K. MARTENS AND ANGELA M. MARTENS, husband and wife, as tenants in common

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., 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,  
COUNTY OF MADISON

Dated: December 3, 2010

This instrument was acknowledged before  
me on December 3, 2010 by  
Nickolas L. Boyle and Beverly A. Boyle

Nickolas L. Boyle (Grantor)

Beverly A. Boyle (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland (Grantor)  
COMMISSION NO. 103617

January 18, 2011  
IOWA NOTARIAL SEAL (Grantor)

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