



Document 2011 1556

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 176 DOV# 188

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

Taxpayer Information: (Name and complete address)

Geraldine Lenocker
1428 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

Geraldine Lenocker
1428 Cottonwood Avenue
Dexter, Iowa 50070

Grantors:

Steven K. Martens
Angela M. Martens

Grantees:

Geraldine Lenocker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Twenty Thousand and no/100 (\$20,000.00)-----
Dollar(s) and other valuable consideration,
STEVEN K. MARTENS and ANGELA M. MARTENS, husband and wife,

do hereby Convey to
GERALDINE LENOCKER

the following described real estate in Madison County, Iowa:

Parcel "F" in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, (containing 10.37 acres) as shown in plat of survey filed in Book 2011, Page 953 on April 14, 2011, 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.

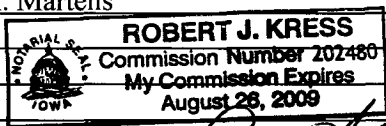
STATE OF IOWA,
COUNTY OF MADISON

Dated: May 4, 2011

This instrument was acknowledged before
me on May 4, 2011 by
Steven K. Martens
Angela M. Martens

Steven K. Martens
Steven K. Martens (Grantor)

Angela M. Martens
Angela M. Martens (Grantor)



Robert J. Kress
Robert J. Kress, Notary Public

(Grantor)

(Grantor)

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