



Document 2012 1006

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

\$646,329.43

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Brian Martin, 1694 McBride Road, Winterset, Iowa 50273

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

Two Rivers Bank and Trust, Jeff Goetz, 4500 Westown Parkway, Ste. 150, West Des Moines, Iowa 50266

Grantors:

Two Rivers Bank & Trust,

Grantees:

Brian Martin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Two Rivers Bank & Trust,
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Brian Martin, a married person,

the following described real estate in Madison County, Iowa:
Parcel "H" located in the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76)
North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres,
as shown in Plat of Survey filed in Book 3, Page 103 on September 5, 1997, in the Office of the
Recorder of Madison County, Iowa;

Subject to easements, restrictions and encumbrances of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 3-30-12
By Two Rivers Bank & Trust,
a(n) Iowa corporation
By Jeff Damman Title
By _____ Title

STATE OF IOWA COUNTY OF POLK

This instrument was acknowledged before me on March 30, 2012
by Jeff Damman
as Market President
of Two Rivers Bank & Trust

Nichole Peitz
Notary Public

