



Document 2013 1407

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Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 515.462.2442
Return & send tax statements to: Robert & Vicki Martin, 617 North 1st Avenue, Winterset, IA 50273

WARRANTY DEED

For the consideration of One & No/100 Dollar (\$1.00) and other valuable consideration, Robert Carell Martin and Vicki Lynne Martin, Husband and Wife, do hereby convey to Robert Carell Martin and Vicki Lynne Martin, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Beginning at the Southeast corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence West 1313.15 feet to the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-six (26) and the point of beginning; thence North 0°02' West 404.45 feet; thence East 598.10 feet; thence South 0°25' West 404.45 feet to a point 594.92 feet East of the point of beginning; thence West to the point of beginning, and containing 5.54 acres more or less including the present highway, EXCEPT Commencing at the Southeast corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence South 90°00' West 718.2 feet along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-six (26) to the point of beginning; thence continuing South 90°00' West 358.7 feet along said South line; thence North 74°03' East 373.8 feet; thence South 0°25' West 102.7 feet to a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the point of beginning; containing 0.4 acres more or less of which 0.2 acres more or less is within existing road easement, and locally known as 1823 West Hwy 92, Winterset, IA 50273.

This deed is exempt according to Iowa Code 428A.2(11).

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.

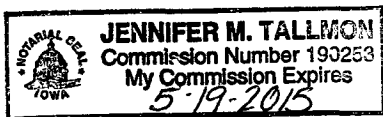
Dated: May 15, 2013

Robert Carell Martin
Robert Carell Martin

Vicki Lynne Martin
Vicki Lynne Martin

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me this 15th day of May, 2013, by Robert Carell Martin and Vicki Lynne Martin.



Jennifer M. Tallmon
Notary Public in and for Iowa