



Document 2017 2268

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Date 7/24/2017 Time 2:24:42PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,496.80

Rev Stamp# 311 DOV# 316

INDX✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$ 936,000.00



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samantha J. Gronewald, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266,  
Phone: (515) 244-3500

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

Martens Farms, LLC, 1214 Cottonwood Avenue, Dexter, Iowa 50070

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

Samantha J. Gronewald, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266

**Grantors:**

Guy Linville  
Deborah S. Linville

**Grantees:**

Martens Farms, LLC

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Guy Linville and Deborah S. Linville, husband and wife, do hereby Convey to Martens Farms, LLC

the following described real estate in Madison County, Iowa: The East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-one (31), 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.

Dated on \_\_\_\_\_

[Signature of Guy Linville]
Guy Linville (Grantor)

[Signature of Deborah S. Linville]
Deborah S. Linville (Grantor)

[Signature]
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF OHIO, COUNTY OF CLINTON
This record was acknowledged before me on July 17, 2017, by Guy Linville and Deborah S. Linville



LORI J. CROSS
Notary Public, State of Ohio
Recorded in Clinton County
My Commission Expires June 29, 2019

[Signature of Notary Public]
Signature of Notary Public