



Document 2025 3240

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Mail tax statements to: James & Iryna Martin, 924 Husky Drive W., Winterset, IA 50273;
Return document to: James & Iryna Martin, 924 Husky Drive W., Winterset, IA 50273;
This document prepared by Eric R. Simonson, Lawyer, 335 E. Main St., Belmond, IA 50421, (641) 444-3231.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **JAMES MARTIN and IRYNA MARTIN, his wife**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey unto **JAMES MARTIN and IRYNA MARTIN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following real estate situated in Madison County, Iowa, to-wit:

Lot Six (6) of Nelson Acres-Plat One (1) to the City of Winterset, Madison County, Iowa.

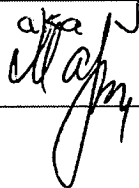
(The consideration given for this conveyance is less than \$500.00 and therefore no Iowa Revenue Tax is due thereon, and no Declaration of Value or Groundwater Hazard Statement is required for the recording hereof pursuant to the provisions of Iowa Code Section 428A.2(21).)

The grantors do hereby covenant with the grantees and their successors in interest that the grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and the grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in land and to the described premises. 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 context.

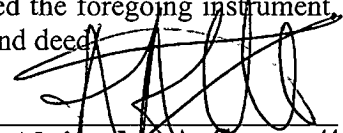
Dated this 23 day of October, 2025.


James Martin aka James Robert Martin


Iryna Martin

Kingdom of Spain
Province and City of Madrid
Embassy of the United States
of America } SS

On this 23 day of OCTOBER, 2025, before me, the undersigned, a Notary Public in and for _____, personally appeared James Martin and Iryna Martin, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their voluntary act and deed.


Notary Public in and for **Alejandra A. Scarpatti**
CONSULAR ASSOCIATE
United States of America

