



Document 2025 3542

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Date 12/29/2025 Time 10:18:37AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 478 DOV# 490

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$10,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:

Wayne N. Martens
Debi M. Martens
1426 W. Court Avenue
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Martens Family Farm Revocable Trust Agreement dated January 1, 2011

Grantees:

Wayne N. Martens
Debi M. Martens

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$10,000.00 and no/100ths-----Dollar(s) and other valuable consideration, **Wayne N. Martens and William S. Martens**, as Co-Trustees of the **MARTENS FAMILY FARM REVOCABLE TRUST AGREEMENT dated January 1, 2011**, do hereby convey to **WAYNE N. MARTENS and DEBI M. MARTENS, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel F part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded on December 2, 2025 in Book 2025, Page 3261, in the Office of the Recorder of Madison County, Iowa, containing 3.33 acres including 0.61 acres of State Highway right-of-way.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: December 22, 2025.

By: _____

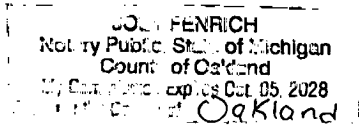
Wayne N. Martens, Co-Trustee.

By: _____

William S. Martens, Co-Trustee.

STATE OF MICHIGAN, COUNTY OF OAKLAND: ss

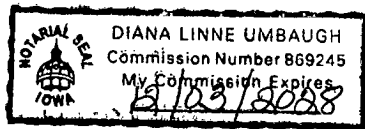
This record was acknowledged before me on December 22nd, 2025, by William S. Martens as Co-Trustee of the above entitled trust.



Jody Fenrich
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on December 29th, 2025, by Wayne N. Martens as Co-Trustee of the above entitled trust.



Diana L Umbaugh
Signature of Notary Public