



Document 2026 1347

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$591.20
Rev Stamp# 150 DOV# 139

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$370,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

James Hanson and Rama Jean ~~Hansen~~ Revocable Trust
1426 W. Court Avenue *Harris ea*
Winterset, Iowa 50273

EL **Return Document To:**

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

Grantors:

Wayne N. Martens
Debi M. Martens

Grantees:

James Hanson and Rama Jean ~~Hansen~~ Revocable Trust
Harris ea

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$370,000.00 and no/100ths----- Dollars and other valuable consideration, WAYNE N. MARTENS and DEBI M. MARTENS, husband and wife, do hereby convey to: the JAMES HANSON and RAMA JEAN HANSON REVOCABLE TRUST the following described real estate in Madison County, Iowa: Harris SC

Lot Twelve (12) of Corkrean Third Addition to the City of Winterset, Madison County, Iowa.

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.

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: 12 day of May, 2026.

Wayne N. Martens signature and name

Debi M. Martens signature and name

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 12 day of May, 2026 by Wayne N. Martens and Debi M. Martens, husband and wife.



Sarah M. Cowman signature and Notary Public title