



Document 2019 873

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Date 3/22/2019 Time 2:36:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$124.00

Rev Stamp# 83 DOV# 83

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



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

\$78,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Bauer Holdings, LLC
1873 Nature Trail
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Wayne N. Martens
Debi M. Martens

Grantees:

Bauer Holdings, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

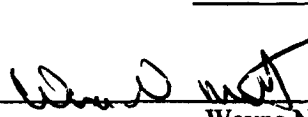
For the consideration of \$78,000.00 and no/100ths----- Dollar(s)
and other valuable consideration, WAYNE N. MARTENS and DEBI M. MARTENS, husband and
wife, do hereby Convey to
BAUER HOLDINGS, LLC, an Iowa limited liability company
the following described real estate in
Madison County, Iowa:

The West Half (W ½) of Lots Two (2) and Three (3) in Block Six (6) of Guiberson's Addition to the Town of Winterset, Madison County, Iowa.

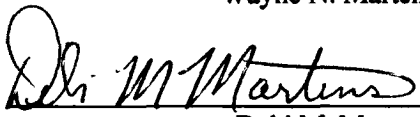


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 March 8th, 2019.


Wayne N. Martens (Grantor)

(Grantor)

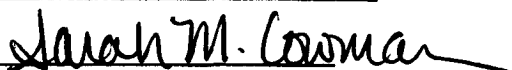

Debi M. Martens (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 8th, 2019, by Wayne N. Martens and Debi M. Martens




Signature of Notary Public