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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$815.20 ANNO

Rev Stamp# 624 DOV# 615 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

#510,000

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone:  
(641) 782-7007

**Taxpayer Information:** WHEELER STOCK FARMS, LLC, 3346 Elmwood Dr., Lorimor, IA  
50149

EJ

**Return Document To:** WHEELER STOCK FARMS, LLC, 3346 Elmwood Dr., Lorimor, IA  
50149

**Grantors:** JOSEPH J. BIRKENSTOCK and SHAWN E. BIRKENSTOCK

**Grantees:** WHEELER STOCK FARMS, LLC

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, JOSEPH J. BIRKENSTOCK and SHAWN E. BIRKENSTOCK, husband and wife, do hereby Convey to WHEELER STOCK FARMS, LLC, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.50 acres, as shown in Plat of Survey filed in Book 2007, Page 2528 on June 21, 2007, in the Office of the Recorder of 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: 12-8-2021

Joseph J. Birkenstock
JOSEPH J. BIRKENSTOCK, Grantor

Shawn E. Birkenstock
SHAWN E. BIRKENSTOCK, Grantor

STATE OF IOWA, COUNTY OF Des Moines

This record was acknowledged before me on 12-8-2021 by JOSEPH J. BIRKENSTOCK and SHAWN E. BIRKENSTOCK, husband and wife.

Sandra Ann Janssen
Signature of Notary Public

