

\$285,000.00

BK: 2024 PG: 346
Recorded: 2/14/2024 at 1:08:03.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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: Troy L. Wheeler and Jennifer L. Wheeler, 3346 Elmwood Ave,
Lorimor, IA 50149

Return Document To: Troy L. Wheeler and Jennifer L. Wheeler, 3346 Elmwood Ave, Lorimor,
IA 50149

Grantors: Maxine A. Wheeler

Grantees: Troy L. Wheeler and Jennifer L. Wheeler

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, Maxine A. Wheeler, a single person, does hereby Convey to Troy L. Wheeler and Jennifer L. Wheeler, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW1/4) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is in partial fulfillment of a certain Real Estate Contract filed March 6, 2014 in Book 2014, Page 522 in the office of the Madison County Recorder's office.

Transfer Tax - \$455.20 (purchase price \$285,000.00)

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.



2/13/2024

Maxine A. Wheeler, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 2/13/2024 by Maxine A. Wheeler.

Signature of Notary Public