



Document 2025 3478

Book 2025 Page 3478 Type 03 001 Pages 3
Date 12/22/2025 Time 11:59:10AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1,279.20
Rev Stamp# 471 DOV# 479

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$800,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Matthew C. Hanson, 103 S Main St., Lenox, IA 50851, Tel: (641) 333-2283

Taxpayer Information: R2J Farms, LLC, 1926 Windwood Ln, Prole, IA 50229

Return Document To: Matthew C. Hanson, 103 S Main St., Lenox, Iowa 50851

Grantors: Troy Lelan Wheeler a/k/a Troy L. Wheeler a/k/a Troy Wheeler and Jennifer Lyn Wheeler a/k/a Jennifer Wheeler

Grantees: R2J Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Troy Lelan Wheeler a/k/a Troy L. Wheeler a/k/a Troy Wheeler and Jennifer Lyn Wheeler a/k/a Jennifer Wheeler, husband and wife, do hereby Convey to R2J Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa EXCEPT the South 35 feet of the East 20 feet thereof; AND the North Half of the Northeast Quarter of the Northeast Quarter (N1/2 NE1/4 NE1/4) of said Section Thirty-five (35); AND the North Half of the Northwest Quarter (N1/2 NW1/4) of said Section Thirty-five (35), EXCEPT Parcel "C" located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section Thirty-five (35), 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

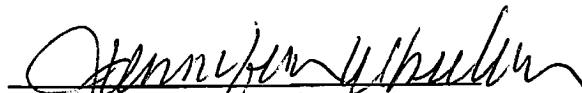
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

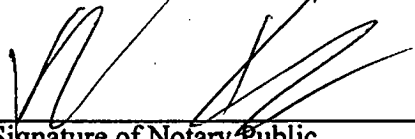
Dated: 10/18/2025.


Troy Lelan Wheeler, Grantor


Jennifer Lyn Wheeler, Grantor

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on 12/18/2025 by
Troy Lelan Wheeler a/k/a Troy L. Wheeler a/k/a Troy Wheeler and Jennifer Lyn Wheeler a/k/a
Jennifer Wheeler, husband and wife.



Signature of Notary Public

