



Document 2009 3349

Book 2009 Page 3349 Type 03 001 Pages 2  
Date 11/06/2009 Time 4:06 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$56.00  
Rev Stamp# 284 DOV# 299

INDX ✓  
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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerry D. Wheatley and Audra Wheatley, 3811 5th Ave., Des Moines, IA 50313

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Jerry D. Wheatley and Audra Wheatley, 3811 5th Ave., Des Moines, IA 50313



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$35,250.00 Dollar(s) and other valuable consideration,

James C. Eller, Single

do hereby

Convey to Jerry D. Wheatley and Audra Wheatley

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa:

See 1 in Addendum

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: 10-27-2009

James C. Eller

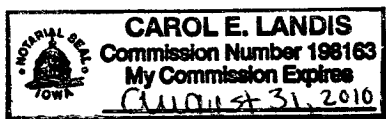
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by James C. Eller

Notary Public



(This form of acknowledgment for individual grantor(s) only)

## Addendum

1. The Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 25.14 acres, as shown in Plat of Survey filed in Book 2005, Page 3132 on July 7, 2005, in the Office of the Recorder of Madison County, Iowa

