

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER	
TAX PAID	30
STAMP #	
\$	268.00
Michelle Utsler	
RECORDER	
8-15-00	Madison
DATE	COUNTY

005562
FILED NO. _____
BOOK 142 PAGE 863
2000 AUG 15 PM 12:14
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

RECS 5⁰⁰
AUD \$ 5⁰⁰
P.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

PREPARED BY: C. Cook, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-5724

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE: JAMES WRIGHT 2256 CARVER ROAD WINTERSET, IA 50273
Address Tax Statements to: _____

#168,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Randy L. Wheeler and Pamela A. Wheeler, husband and wife, hereby convey unto James S. Wright and Kathleen M. Wright, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

A tract of land described as follows, to-wit: Commencing at a point 373 feet North of the Southwest corner of the Southeast Quarter (1/4) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 89 degrees 37' East 310 feet parallel to the South line of said Southeast Quarter (1/4), thence North 53 degrees 38' East, 68 feet, thence South 77 degrees, 36' East, 33 feet, thence North 12 degrees 24' East, along the centerline of a County Road 473.8 feet, thence West 498.7 feet to the West line of said Southeast Quarter (1/4), thence South 493.9 feet to the point of beginning, containing 5.0005 acres including 0.3458 acres of county road right-of-way.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 August 10th, 2000.

Randy L. Wheeler
Randy L. Wheeler
Pamela A. Wheeler
Pamela A. Wheeler

STATE OF Iowa, COUNTY, SS:

On this 10 day of August, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared Randy L. Wheeler and Pamela A. Wheeler, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Helen Lee Secor
Notary Public in and for Said State

My Commission expires: 4/24/2001