

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

cc

FILED NO. 003254
BOOK 2003 PAGE 3254
2003 JUN -4 AM 8:06

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information **Arnold O. Kenyon, II, 100 East Montgomery Street, Creston, Iowa 50801, (641) 782-7064**
Individual's Name Street Address City Phone
Arnold O. Kenyon, II ISBA # 000002782

SPACE ABOVE THIS LINE
FOR RECORDER

✓ **Address Tax Statements:** Troy Wheeler, 3362 Elmwood Ave., Lorimor, IA 50149

QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Lee Wheeler, Jr. and Maxine Wheeler, husband and wife do hereby Quit Claim to Troy L. Wheeler and Jennifer L. Wheeler, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common. all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The South One-half of the Northeast Quarter (S¹/₂NE¹/₄) and the Northeast Quarter of the Southeast Quarter (NE¹/₄SE¹/₄) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

This Quit Claim Deed is a correction Deed to correctly convey the interest of grantors which was through error conveyed to them on March 3, 1993, when a Quit Claim Deed was delivered and recorded in Book 131, on Page 318, of the records of the Madison County Recorder. No actual consideration has been paid and for that reason this conveyance is exempt from the Iowa Real Estate Transfer Tax as per Iowa Code 428A.2(10).

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: June 3, 2003

Lee Wheeler, Jr.
Lee Wheeler, Jr. (Grantor)

Maxine Wheeler
Maxine Wheeler (Grantor)

STATE OF IOWA)
(ss:
COUNTY OF UNION)

On this 3rd day of June, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Wheeler, Jr. and Maxine Wheeler, husband and wife to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

 **ARNOLD O. KENYON II**
Commission Number 204055
My Comm. Exp. July 1, 2004

Arnold O. Kenyon II
Arnold O. Kenyon, II, Notary Public