

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

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**Prepared By:** James L. Bergkamp, Jr., ISBA#AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Telephone: 515-993-1000

**Send Tax** Don Bieghler & Emily Bieghler  
**Statement To:** 3231 260<sup>th</sup> Lane, St. Charles, IA 50240

**Return to:** First American Escrow of Iowa, Attn: Melisa Goodrich  
10605 Justin Dr., Urbandale, IA 50322

\$269,500.00

### WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, **PRESTON WILMES AND RHEBA K. WILMES, HUSBAND AND WIFE**, (Grantor) does hereby convey to **DON BIEGHLER AND EMILY BIEGHLER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, (Grantees) the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa containing 7.317 acres, as shown in Plat of Survey filed in Book 2001, Page 4794 on October 24, 2001 at 1:26 P.M. in the Office of the Recorder of Madison County, Iowa, and locally known as 3231 – 260<sup>th</sup> Lane, St. Charles, Iowa.



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

STATE OF IOWA)  
                  ) ss:  
POLK COUNTY )

Dated this 30 day of Nov, 2006.

On this 30 day of November, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Preston Wilmes and Rheba K. Wilmes, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

Preston Wilmes  
Preston Wilmes (Grantor)

Rheba K. Wilmes  
Rheba K. Wilmes (Grantor)

Roberta Burnett  
Notary Public in and for the State of Iowa  
Roberta Burnett

