

Document 2007 3314

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$5.60

Rev Stamp# 340 DOV# 353

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



## WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, Phone: (641) 782-7007

\$4,000.00

**Taxpayer Information:** (Name and complete address)

Joseph and Shawn Birkenstock

**Return Document To:** (Name and complete address)

Loretta Harvey, P.O. Box 85, Creston, IA 50801

**Grantors:**

Lee Wheeler Jr.  
Maxine Wheeler  
Troy Wheeler  
Jennifer Wheeler

**Grantees:**

Joseph J. Birkenstock  
Shawn E. Birkenstock

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED (Several Grantors)

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,

Lee Wheeler Jr., and Maxine Wheeler, husband and wife, and Troy Wheeler and Jennifer Wheeler, husband and wife,

do hereby Convey to

Joseph J. Birkenstock and Shawn E. Birkenstock, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter of the Northwest Quarter of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.50 acres, as shown in the Plat of Survey filed in Book 2007, Page 2528 on June 21, 2007, in the Office of the Recorder of Madison County, Iowa.



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: August 22, 2007

Lee Wheeler Jr. (Grantor) \_\_\_\_\_ (Grantor)

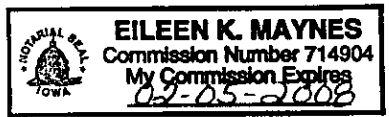
Maxine Wheeler (Grantor) \_\_\_\_\_ (Grantor)

Troy Wheeler (Grantor) \_\_\_\_\_ (Grantor)

Jennifer Wheeler (Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on August 22, 2007, by Lee Wheeler Jr. and Maxine Wheeler, husband and wife,



Eileen K. Maynes  
\_\_\_\_\_, Notary Public

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on August 22, 2007, by  
Troy Wheeler and Jennifer Wheeler, husband and wife



Eileen K. Maynes, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_

\_\_\_\_\_, Notary Public