

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER  
TAX PAID 56  
STAMP #  
\$ 48.80  
5-26-98  
MADISON COUNTY

FILED NO. 4910  
BOOK 139 PAGE 134  
98 MAY 26 AM 11:26  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 462-4912

Preparer Information JOHN E. CASPER 223 EAST COURT AVENUE WINTERSET (515) 462-4912  
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY THOUSAND EIGHT HUNDRED AND NO/100 (\$30,800.00) -----  
Dollar(s) and other valuable consideration,  
LEE WHEELER, JR and MAXINE WHEELER, husband and wife

do hereby Convey to  
TROY WHEELER

the following described real estate in MADISON County, Iowa:

A tract of land beginning at a point 260 feet South of the Northwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence East 135 feet, thence South 110 feet, thence West 135 feet, thence North 110 feet to the place of beginning,

This warranty deed is given in fulfillment of a Real Estate Contract dated May 22, 1991 and filed for record on May 23, 1991 in Deed Record Book 128 at page 765 in the office of the Madison County Recorder.

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.

STATE OF IOWA Dated: May 26, 1998

ss:  
MADISON COUNTY,  
On this 26 day of MAY,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
LEE WHEELER, JR and MAXINE WHEELER

Lee Wheeler, Jr.  
LEE WHEELER, JR. (Grantor)

Maxine Wheeler  
MAXINE WHEELER (Grantor)

to the known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Beth Flander  
BETH FLANDER  
Notary Public

(Grantor)

(Grantor)

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