

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID  
24  
STAMP #  
\$ 95.20  
Michelle Utsler  
RECORDER  
12-18-98 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 2524  
BOOK 139 PAGE 872  
98 DEC 18 AM 11:18  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of SIXTY THOUSAND  
Dollar(s) and other valuable consideration,  
LEE WHEELER, JR. and MAXINE WHEELER, Husband and Wife,

do hereby Convey to  
STEVEN J. LEONARD,

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-three (33), in Township  
Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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.

STATE OF IOWA

Dated: December 15, 1998

MADISON COUNTY, ss:

On this 15th day of December 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. (Grantor)

Maxine Wheeler (Grantor)

to me 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.

Charles E. Tucker, Jr.  
Charles E. Tucker, Jr.  
Notary Public

Charles E. Tucker, Jr. (Grantor)  
Jouia (Grantor)

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