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FILED NO. 3234

BOOK 136 PAGE 287

96 MAY 22 PM 1:49

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Arnold O. Kenyon II 100 E. Montgomery Creston, IA (515) 782-7064  
Individual's Name Street Address City Phone



## WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One and No/100 (\$1.00) -----  
Dollar(s) and other valuable consideration,

BARBARA WITT, the wife of Arlen Witt,

does

~~xxx~~ hereby Convey to

TROY WHEELER

the following described real estate in Madison County, Iowa:

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the  
Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ), all  
in Section Thirty-four (34), Township Seventy-four (74)  
North, Range Twenty-nine (29) West of the 5th P.M., in  
Madison County, Iowa.

This conveyance is delivered in fulfillment of a certain  
Real Estate Contract dated April 18, 1990, and recorded in  
Book 129 on Page 180 of the records of the Madison County  
Recorder, and also in fulfillment of a second Real Estate  
Contract dated April 18, 1990, and recorded in Book 129  
on Page 178 of the records of the Madison County Recorder.

This is a correction Deed to clear the title, and no  
consideration has been paid therefor, and for that  
reason, no Iowa Real Estate Transfer Tax is required.

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: 5/16/96

Madison COUNTY, ss:

On this 17<sup>th</sup> day of May,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Barbara Witt, the wife of Arlen  
Witt,

Barbara Witt  
Barbara Witt (Grantor)

(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.

Beth Flander  
Beth Flander  
Notary Public

(Grantor)

(Grantor)

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