

FILED NO. 2408

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91 MAY 23 AM 10:42

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00 Transfer \$5.00

COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of One Dollar (\$1.00)

Dollar(s) and other valuable consideration, \_\_\_\_\_

TROY WHEELER, a single man of legal age

do hereby Convey to LEE WHEELER, JR, and MAXINE WHEELER, husband and wife

the following described real estate in Madison County, Iowa:

Beginning at a point 260 feet South of the Northwest  
Corner of the Northwest Quarter of the Southwest  
Quarter (NW1/4SW1/4) of Section Thirty-five (35),  
Township Seventy-four (74) North, Range Twenty-nine  
(29), in Madison County, Iowa, thence East 135 feet  
thence South 110 feet, thence West 135 feet, thence  
North 110 feet to the place of beginning.

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 acknowledgement 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 22, 1991

UNION COUNTY, ss:

On this 22 day of May,  
19 91, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Troy Wheeler, a single man of  
legal age

Troy Wheeler  
Troy Wheeler (Grantor)

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

\_\_\_\_\_  
(Grantor)

Arnold O. Kenyon II  
Notary Public

\_\_\_\_\_  
(Grantor)

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

\_\_\_\_\_  
(Grantor)

