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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



STATEMENT OF ESCROW AGENT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 163

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

Taxpayer Information: (Name and complete address)

Troy L. and Jennifer L. Wheeler, 3346 Elmwood Avenue, Lorimor, IA 50149

Return Document To: (Name and complete address)

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

Grantors:

Lee Wheeler, Jr.
Maxine A. Wheeler

Grantees:

Troy L. Wheeler
Jennifer L. Wheeler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



STATEMENT OF ESCROW AGENT

The undersigned states that there was deposited with the undersigned, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in Madison County, Iowa described as:

The Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., in Madison County, Iowa, Except a parcel described as Except a parcel described as: Beginning at a point 260 feet South of the Northwest Corner of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 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, containing .34 acres more or less.

in which Lee Wheeler, Jr. and Maxine A. Wheeler of 3362 Elmwood Avenue, Lorimor, IA 50149, is grantor and Troy L. Wheeler and Jennifer L. Wheeler of 3346 Elmwood Avenue, Lorimor, IA 50149 is grantee.

This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

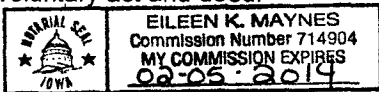
On this 5th day of April, 2011.

Todd G. Nielsen
Todd G. Nielsen Escrow Agent

STATE OF IOWA
COUNTY OF UNION

} ss.

On this 5th day of April, 2011, before me, a Notary Public, personally appeared Todd G. Nielsen, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that ~~(she)~~ ~~(he)~~ ~~(they)~~ executed the same as ~~(her)~~ ~~(his)~~ ~~(their)~~ voluntary act and deed.



Eileen K. Maynes
Notary Public in and for the State of Iowa

STATE OF IOWA
COUNTY OF _____

} ss.

On this _____ day of _____, _____, before me, a Notary Public, in and for said county and state, personally appeared _____, to me personally known, who being by me duly (sworn) (affirmed) did say that (she) (he) (they) (is) (are) _____ of said (corporation) (association), that (the seal affixed to said instrument is the seal of said) (no seal has been procured by the said) (corporation) (association) and that said instrument was signed (and sealed) on behalf of the said (corporation) (association) by authority of its Board of (Directors) (Trustees) and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation) (association) by it voluntarily executed.

Notary Public in and for the State of Iowa