



Document 2011 2322

Book 2011 Page 2322 Type 03 001 Pages 2  
Date 8/31/2011 Time 11:13 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$583.20  
Rev Stamp# 254 DOV# 271

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Paula L. Yancey, 2051 Quarry Trl, Winterset, IA 50273

Mail tax statements to:

Paula L. Yancey, 2051 Quarry Trl, Winterset, IA 50273

Order No.: MES-34755/KC

\$365,000

## WARRANTY DEED

**Legal: Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.959 acres, as shown in Plat of Survey filed in Book 3, Page 610 on July 27, 2000, in the Office of the Recorder of Madison County, Iowa.**

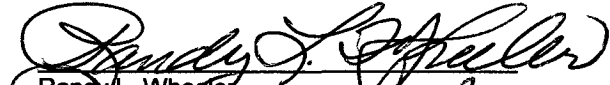
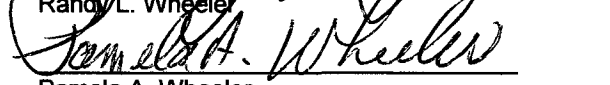
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Randy L. Wheeler and Pamela A. Wheeler, husband and wife**, do hereby convey unto **Paula L. Yancey, a single person and Christopher R. Portz, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

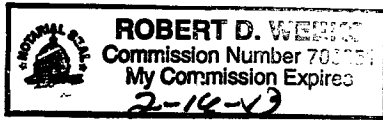
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Randy L. Wheeler  
  
Pamela A. Wheeler

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on Aug 10 2011 by Randy L. Wheeler and Pamela A. Wheeler, husband and wife.



  
Notary Public in and for said State