



Document 2013 1621

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Todd G. Nielsen

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

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

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

Taxpayer: Troy L. Wheeler and Jennifer A. Wheeler, 3346 Elmwood Ave., Lorimor, IA 50149



WARRANTY DEED - JOINT TENANCY

For the consideration of One and No/100ths (\$1.00) Dollar(s) and other valuable consideration,
LEE JUNIOR WHEELER AND MAXINE A. WHEELER, husband and wife,

do hereby
Convey to TROY L. WHEELER AND JENNIFER A. WHEELER, husband and wife,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 35, Township 74 North, Range
29, West of the 5th P.M., Madison County, Iowa. This deed is exempt according to Iowa Code 424A.2
(31)

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.

Dated: 5/23/13

Lee Junior Wheeler

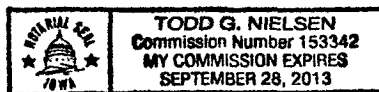
Lee Junior Wheeler (Grantor)

Maxine A. Wheeler

Maxine A. Wheeler (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 5/23/13, by Lee Junior Wheeler and Maxine A. Wheeler, husband and wife,



[Signature], Notary Public