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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Todd G. Nielsen	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, (641) 782-7007</u>		
Preparer: <u>Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, (641) 782-7007</u>		
Taxpayer: <u>Troy L. Wheeler and Jennifer A. Wheeler, 3346 Elmwood Ave., Lorimor, IA 50149</u>		



### WARRANTY DEED - JOINT TENANCY

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

do hereby  
Convey to TROY WHEELER AND JENNIFER 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:

See 1 in Addendum

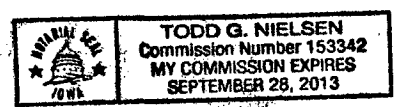
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 Wheeler, Jr.  
Lee Wheeler, Jr. (Grantor)

Maxine Wheeler  
Maxine Wheeler (Grantor)

STATE OF IOWA, COUNTY OF Union  
This instrument was acknowledged before me on 5/23/13, by Lee Wheeler, Jr.  
and Maxine Wheeler, husband and wife.



[Signature]  
Notary Public

## Addendum

1. An Undivided one-half interest in:

The Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-seven (27), the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34), and the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-five (35), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, Restrictions and Easements of Record.

This deed is exempt according to Iowa Code 428A.2(21).