



Document 2014 523

Book 2014 Page 523 Type 06 017 Pages 3

Date 3/06/2014 Time 10:53 AM

Rec Amt \$17.00

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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. Wheeler and Jennifer L. Wheeler, 3346 Elmwood Ave, Lorimor, IA 50149

WJ

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:



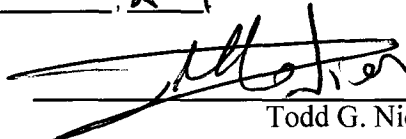
STATEMENT OF ESCROW AGENT

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 Union and Madison County, Iowa described as:
See 1 in Addendum

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

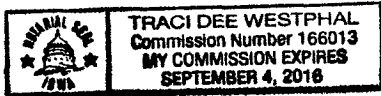
This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

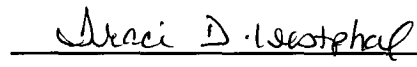
On this 4 day of March, 2014


Todd G. Nielsen Escrow Agent

STATE OF IOWA }
COUNTY OF Union } ss.

On this 4 day of March, 2014, 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.




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

Addendum

1. The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-six (26), Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, and

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 34, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, and

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, and

The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 35, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, and

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 35, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, and

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 35, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "A" in the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2005, Page 3854 of the Recorders Office of Madison County, Iowa, and

The West Half of the Northeast Quarter of the Northwest Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) and the West five (5) acres in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and all that part of the East Half of the Northeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) lying North of the Center of Grand River in Section Two (2), Township Seventy-three (73) North, Range Twenty-nine (29) West of the 5th P.M. in Union County, Iowa.