



Document 2015 802

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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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 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.

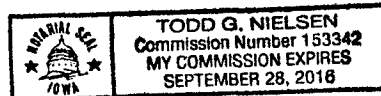
Dated: 3/25/15

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 3/25/15, by Lee Wheeler, Jr.
and Maxine Wheeler, husband and wife.



[Signature], Notary Public

(This form of acknowledgment for individual grantor(s) only)

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) (EXCEPT Parcel "C" located in the Northwest Quarter of the Northwest Quarter of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.50 acres, as shown in the Plat of Survey filed in Book 2007, Page 2528 on June 21, 2007, in the Office of the Recorder of Madison County, Iowa), 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.

That this Deed corrects the real estate description on the Deed filed June 5, 2013 in Book 2013, Page 1622, Madison County Recorders Office.

No Transfer Tax Required.