



Document 2015 2887

Book 2015 Page 2887 Type 03 001 Pages 2
Date 10/02/2015 Time 8:06:28AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$71.20
Rev Stamp# 366 DOV# 384
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$45,000

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Rod Wheeler, 305 West Market, St. Charles, IA 50240</u>		
Preparer: <u>Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Rodney Dean and Laurie Ann Wheeler, 305 West Market, St. Charles, IA 50240</u>		



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$45,000.00----- Dollar(s) and other valuable consideration,
Nolan Cook, Single

do hereby

Convey to Rodney Dean Wheeler and Laurie Ann Wheeler,
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: 9/25/2015

Nolan M. Cook
Nolan Cook (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Floyd
This record was acknowledged before me this 25 day of September, 2015, by
Nolan Cook Sydney Franzen

Sydney Franzen
Signature of Notary Public



Addendum

1. A tract of land located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.15 Acres, as shown in Plat of Survey filed in Farm Plat Book 1, Page 305 on April 30, 1984, in the Office of the Recorder of Madison County, Iowa.