



Document 2026 397

Book 2026 Page 397 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$192.00
Rev Stamp# 51

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA



\$120,380⁰⁰

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

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

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:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
LEE WHEELER, JR. AND MAXINE A. WHEELER, husband and wife

do hereby Convey to
TROY L. WHEELER AND JENNIFER L. 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

This deed is given in partial satisfaction of a certain real estate
contract dated January 30, 2014 and recorded March 6, 2014 in
Book 2014, Page 522.

(Value for transfer tax is \$120,380.00)

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: 1/30/14

Lee Wheeler Jr.
Lee Wheeler Jr. (Grantor)

Maxine A. Wheeler
Maxine A. Wheeler (Grantor)

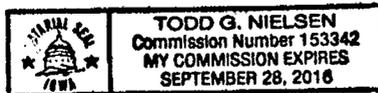
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me this 30 day of January, 2014, by
Lee Wheeler, Jr. and Maxine A. Wheeler, husband and wife

Todd G. Nielsen
Signature of Notary Public



Addendum

The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 35, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa.