



Document 2013 1620

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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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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 Wheeler & Jennifer Wheeler, 3346 Elmwood Ave., Lorimor, IA 50149



\$200,000

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:

The North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-four
 (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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,



TODD G. NIELSEN
 Commission Number 153342
 MY COMMISSION EXPIRES
 SEPTEMBER 28, 2013

[Signature]
 Notary Public

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