



Document 2017 655

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Date 2/28/2017 Time 2:02:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$588.80

Rev Stamp# 83 DOV# 88

INDX

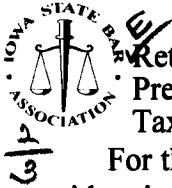
ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Fred R. and Jacqueline K. Oehlerking, 32474 G Trail, Earlham, IA 50072

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Fred R. and Jacqueline K. Oehlerking, 32474 G Trail, Earlham, IA 50072

For the consideration of \$368,500.00 Dollar(s) and other valuable consideration, Keith Wheeler and Julie Wheeler, Husband and Wife

do hereby Convey to

Fred R. Oehlerking and Jacqueline K. Oehlerking,

as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: See description attached.

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 on 2-27-2017

Keith Wheeler
Keith Wheeler (Grantor)

Julie Wheeler
Julie Wheeler (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-27-17, by Keith Wheeler and Julie Wheeler.



Shawn Nigg
Signature of Notary Public

The Southwest Quarter (1/4) of the Southeast Quarter (1/4), **AND** the Southeast Quarter (1/4) of the Southwest Fractional Quarter (1/4), **AND** a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4), more particularly described as follows, to-wit: Commencing at a point 4.6 feet North of the Southeast corner of the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4), thence continuing North 869.3 feet to county road right of way fence; thence North 68°58' West 46.7 feet to the centerline of county road; thence Southerly 157.8 feet along a 955.0 feet radius curve concave westerly having a 157.6 feet chord bearing South 25°46' West; thence South 30°30' West 877.7 feet; thence North 88°45' East 557.7 feet to the point of beginning, containing 5.981 Acres; **EXCEPT** Parcel "F", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4), containing 4.00 acres, as shown in Plat of Survey filed in Book 2008, Page 1072 on April 3, 2008, in the Office of the Recorder of Madison County, Iowa; **ALL** in Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

