



Document 2022 3121

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731
Taxpayer: Patsy M. Lathrum Revocable Trust, 3045 St. Charles Road, St. Charles, IA 50240
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of One Dollar Dollar(s) and other valuable consideration, Patsy M. Lathrum, Single, does hereby Convey to Marcia Knutson and J. Stephen Lathrum, Co-Trustees of the Patsy M. Lathrum Revocable Trust, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

This deed is exempt according to Iowa Code 428A.2(21).

Subject to a real estate contract to sell said real estate to Richard S. Lathrum, recorded in Book 2014, Page 656 of the Recorder's Office of Madison County, Iowa. Grantor hereby assigns all right, title and interest in and to said contract to Grantee.

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: Oct 29, 2022

Patsy M. Lathrum
Patsy M. Lathrum, Grantor

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 10-25-22 by
Patsu M. Lathrum, single.

Jerrold B. Oliver
Signature of Notary Public

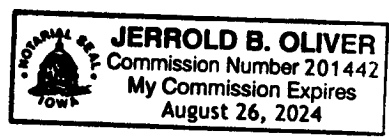


Exhibit "A"

Parcel "D" of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2013, Page 3273 of the Recorder's Office of Madison County, Iowa. with any easements and appurtenant servient estates,