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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: J. Stephen Lathrum and Sandra L. Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: J. Stephen Lathrum a/k/a Johnnie Stephen Lathrum and Sandra L. Lathrum

Grantees: J. Stephen Lathrum Revocable Trust and Sandra L. Lathrum Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, J. Stephen Lathrum a/k/a Johnnie Stephen Lathrum and Sandra L. Lathrum, husband and wife, do hereby Convey to an Undivided One-half Interest to the J. Stephen Lathrum Revocable Trust dated the 24th day of June, 2025 and an Undivided One-half Interest to the Sandra L. Lathrum Revocable Trust dated the 24th day of June, 2025, the following described real estate in Madison County, Iowa:

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 3.74 acres, as shown in Plat of Survey filed in Book 2010, Page 1115 on May 19, 2010, in the Office of the Recorder of Madison County, Iowa; AND the East 42 Acres of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), INCLUDING that part of Parcel "C" located therein, as shown in Plat of Survey filed in Book 2010, Page 2951 on November 22, 2010, in the Office of the Recorder of Madison County, Iowa, EXCEPT the West 46 Rods and 14 Feet of the South 70 Rods of the East 42 Acres of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21).

AND

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the South 35 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-One (21), EXCEPT the North 25 feet thereof heretofore conveyed for road purposes; AND the South $28\frac{1}{4}$ Rods of the West $28\frac{1}{4}$ Rods of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-One (21).

AND

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the South $17\frac{1}{19}$ rods thereof lying South and East of the public highway across the Southeast corner thereof; AND the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15); AND $5\frac{1}{2}$ acres more or less in the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), described as commencing at the Northwest corner of said 40-acre tract and running thence East 20 rods, thence South to the public highway formerly known as the "Old

State Road", thence in a Northwesterly direction along said highway to the West line of said 40-acre tract, thence North to the point of beginning; AND the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), EXCEPT that part thereof lying East of the center of the main channel of Clanton Creek, AND EXCEPT a tract commencing at the Southwest corner of said 40-acre tract and running thence North 17 1/19 rods, thence East 13 1/3 rods, thence South 5 1/19 rods, thence East 66 2/3 rods, thence South 12 rods to the Southeast corner thereof, thence West 80 rods to the point of beginning; AND the North Half (1/2) of the North Half (1/2) of the Southwest Quarter (1/4) of said Section Fifteen (15), EXCEPT about one acre lying South and East of Clanton Creek off the Southeast corner of said land.

And

Lots One (1) through Thirty (30), inclusive, in Block Five (5), Original Town of West St. Charles, Madison County, Iowa, and alley running North and South through said Block Five (5).

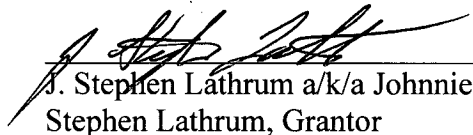
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

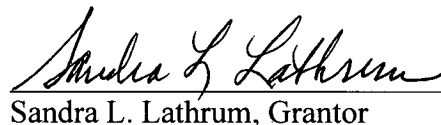
This deed is exempt according to Iowa Code 428A.2(21).

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.

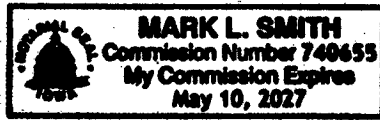
Dated: 6-24-25.


J. Stephen Lathrum a/k/a Johnnie
Stephen Lathrum, Grantor


Sandra L. Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/24/2025 by
J. Stephen Lathrum a/k/a Johnnie Stephen Lathrum and Sandra L. Lathrum.



Mark L. Smith

Signature of Notary Public