



Document 2026 1651

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Richard S. Lathrum, 3045 St. Charles Rd., St. Charles, IA 50240

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Marcia Knutson and J. Stephen Lathrum as co-trustees of Patsy M Lathrum Irrevocable Trust

Grantees: Richard S. Lathrum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Marcia Knutson and J. Stephen Lathrum, Co-Trustees of Patsy M Lathrum Irrevocable Trust, does hereby Convey to Richard S. Lathrum, the following described real estate in Madison County, Iowa:

See attached addendum.

This deed is given in full satisfaction of a Real Estate Contract filed March 24, 2014, in Book 2014, Page 656 of the Recorder's Office of Madison County, Iowa.

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.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 29, 2024.

Patsy M Lathrum Irrevocable Trust

By Marcia Knutson
Marcia Knutson, as Trustee

By J. Stephen Lathrum
J. Stephen Lathrum, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 29, 2024,
by Marcia Knutson and J. Stephen Lathrum, Trustees of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

Parcel "D" of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) 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,