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Date 6/15/2026 Time 1:37:55PM
Rec Amt $17.00 Aud Amt $20.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

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

Taxpayer Information: J. Stephen Lathrum Revocable Trust dated June 24, 2025, 3045 St. Charles Rd., St. Charles, IA 50240

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

Grantors: J. Stephen Lathrum and Sandra L. Lathrum

Grantees: J. Stephen Lathrum and Sandra L. Lathrum as co-trustees of J. Stephen Lathrum Revocable Trust dated June 24, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, J. Stephen Lathrum and Sandra L. Lathrum, a married couple, do hereby Quit Claim to J. Stephen Lathrum and Sandra L. Lathrum, Co-Trustees of J. Stephen Lathrum Revocable Trust dated June 24, 2025, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See attached addendum.

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).

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: June 12, 2026

J. Stephen Lathrum, Grantor

Sandra L. Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 12, 2026 by J. Stephen Lathrum and Sandra L. Lathrum.

KIM LEONARD
Commission Number 712395
My Commission Expires
September 4, 2028

Signature of Notary Public

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty-one (21), and the West Half (W½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty-two (22), and the following-described tract of land, to-wit: Commencing at the Southeast Corner of Section Sixteen (16) and running thence East 80 rods to the Southeast corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Fifteen (15), thence North 12 rods, thence West 66 rods and 11 feet, thence North 5-1/19 rods, thence West about 40 rods or to the center of the highway, thence Southwest along the center of said highway to the East line of School House Land, being a point 10 rods East of the West line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Sixteen (16), thence South along said East line of said School House Land to the South line of said Section Sixteen (16), thence East 30 rods to the place of beginning, excepting therefrom one acre described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Fifteen (15) and running thence North 12 rods, thence West to the middle of Clanton Creek, thence South along the middle of said stream to the south line of said Section Fifteen (15), thence East on said Section line to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

All of the North Half of the East 3/4 of the Northwest Quarter lying West of Clanton Creek in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.