

REC \$ 5.00

AUD \$ 5.00

REAL ESTATE TRANSFER	
TAX PAID	<u>12</u>
STAMP #	
\$	<u>83.20</u>
RECORDED	<u>[Signature]</u>
DATE	<u>12-14-92</u>
COUNTY	<u>[Signature]</u>

FILED NO. 1528

BOOK 131 PAGE 20

92 DEC 14 PII 3: 31

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPALED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FIFTY-TWO THOUSAND FIVE HUNDRED-----(\$52,500.00)
Dollar(s) and other valuable consideration, W. G. Lathrum, Single

do hereby Convey to VICKI L. BORTELL

the following described real estate in Madison County, Iowa:

A parcel of land in part of the West Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, commencing at the Northeast corner of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-one (21), thence South 85°53'49" West (assumed for this description) 282.40 feet to the point of beginning; thence North 0° East, 312.23 feet; thence North 90° West, 442.25 feet; thence South 1°55'50" West, 709.96 feet to the centerline of the public road; thence North 85°43'44" East along said centerline, 466.55 feet; thence North 0° East, 378.84 feet to the point of beginning, containing 7.30 acres, more or less, including 0.57 acres of road right-of-way easement along the South side thereof, AND all that part of the Southwest Quarter (¼) of the Northwest Quarter (¼) and the North 5 Acres of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) lying North and East of the center of Jones Creek and South of the center of the public highway known as G-50, EXCEPT all that part of the West 410 feet of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-one (21) lying between the center of Jones Creek and the center of County Highway No. G-50 as the same now proceeds through said Southwest Quarter (¼) of the Northwest Quarter (¼), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Grantor reserves the right to occupy the house, garage and adjacent yard for so long as he desires, which right shall terminate upon Grantor's death.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: 12-7-92

ss: MADISON COUNTY,

On this 7th day of December, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared W. G. Lathrum

[Signature]
W. G. Lathrum (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed. (Grantor)

[Signature] (Grantor)

Notary Public

(This form of acknowledgement for individual grantor(s) only) (Grantor)

