

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

REAL ESTATE TRANSFER
TAX PAID 40
STAMP #
\$ 35.20
Micki Utsler
RECORDER
6-22-01 MADISON
DATE COUNTY

FILED NO. 002627
BOOK 2001 PAGE 2627
01 JUN 22 PM 2:32
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: Edgil Bruce, 5904 Beverly Drive, Urbandale, IA 50322
\$ 35,000.00

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY-FIVE THOUSAND AND NO/100-----(\$35,000.00)
Dollar(s) and other valuable consideration,
EDWARD D. LATHRUM and SHERRY K. LATHRUM, Husband and Wife,

do hereby Convey to
EDGIL A. BRUCE, SR.

the following described real estate in MADISON County, Iowa:

Commencing 16 rods and 17 1/4 links West of the Southeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence West 4 rods and 15 links, thence North 12 rods, thence East 4 rods and 15 links, thence South 12 rods to the place of beginning, being otherwise known and described as Lot Three (3) of Wilson's Four Acre Lot except the North 13 rods and 7 3/4 links thereof and except the West 66 feet of the South 198 feet thereof, in Winterset, Iowa



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.

STATE OF IOWA,
MADISON COUNTY, ss:

Dated: 6/19/01

On this 19th day of June, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward D. Lathrum and Sherry K. Lathrum, Husband and Wife,

Edward D. Lathrum
Edward D. Lathrum (Grantor)

Sherry K. Lathrum
Sherry K. 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.

Robert C. Duff
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

