

REAL ESTATE TRANSFER	
TAX PAID 4	
STAMP #	
\$ 95.20	
Michelle Utzler	
RECORDER	
1-3-02	Madison
DATE	COUNTY

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

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 COMPARED _____

FILED NO. 000024

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2002 JAN -3 PM 2:40

MICKI UTZLER
 RECORDER
 MADISON COUNTY, IOWA

INSTRUMENT PREPARED BY:	Amy L. Bentler, 1416 Buckeye Ave., Ames IA 50010 (Tel: 233-3000)
MAIL TAX STATEMENT TO:	Doug Bakker, 4507 98 th Street, Urbandale, IA 50322

\$60,000.⁰⁰

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That Johnnie L. Lathrum and Patsy M. Lathrum, husband and wife, for valuable consideration, convey unto **Bridges Winery, L.L.C.**, an Iowa limited liability company, the real property situated in Madison County, Iowa, described as follows:

The West 228 feet of the East 294 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); and also beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 388.50 feet, thence South 89°20' West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence Easterly along the said North line to the point of beginning, subject to road easement along the South side thereof, and the West 46 Rods and 14 Feet of the South 70 Rods of the East 42 Acres of the North Half (1/2) of the Northwest Quarter (1/4), all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Delivery of this deed to the grantee named above constitutes final settlement of that certain Real Estate Contract executed by and between the grantors and the grantee filed in the office of the Recorder of Madison County, Iowa, on October 15, 2001, and recorded in Book 2001 at Page 4645.

The warranties of title hereinafter provided (1) are limited, with respect to the period after equitable title passed to said grantees under said Real Estate Contract, to the lawful claims of persons claiming by, through or under grantors; and (2) are subject to applicable zoning, subdivision, health and rental housing regulations; restrictive covenants of record; and existing easements, streets and other public right-of-way that may cross the Property.

The undersigned grantors covenant with the above named grantee and successors in interest that grantors hold the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the grantors covenant to warrant and defend the real property against the lawful claims of all persons

whomsoever, except as may be above stated. The undersigned relinquish all rights of dower, homestead and distributive share in and to the real property.

Dated this 27 day of Dec, 2001.

Johnnie L. Lathrum Patsy M. Lathrum
JOHNNIE L. LATHRUM PATSY M. LATHRUM

STATE OF IOWA, COUNTY OF Madison SS:

On Dec 27, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHNNIE L. LATHRUM and PATSY M. LATHRUM, husband and wife, to me known to be the **PERSONS** named in and who executed the foregoing instrument, and acknowledged that the persons executed the same as the persons voluntary act and deed.

Jerrold B. Oliver
Notary Public

