

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

Return To: Sean & Leann Kennedy, PO Box 195, St. Charles, Ia 50240

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 G. Stephen Walters FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Sean Michael Patrick Kennedy and Leann Lanctte Kennedy, PO Box 195, St. Charles, IA 50240



### WARRANTY DEED

For the consideration of 0.00 Dollar(s) and other valuable consideration,  
David Lee Lathrum and Martha Ann Lathrum, Husband and Wife

do hereby  
Convey to Sean Michael Patrick Kennedy and Leann Lanette Kennedy,  
the

following described real estate in Madison County, Iowa:

Auditor's Parcel Letter - X, as shown on the attached and incorporated Plat of Survey.

This is a Deed from parents to their daughter and son-in-law, without actual consideration.

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.

Dated: 11-5-2007

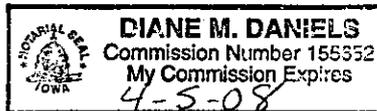
David Lee Lathrum  
David Lee Lathrum (Grantor)

Martha Ann Lathrum  
Martha Ann Lathrum (Grantor)

STATE OF IOWA COUNTY OF MADISON

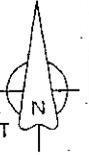
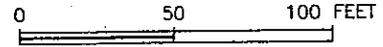
This instrument was acknowledged before me on 11-5-2007 by David Lee Lathrum and Martha Ann Lathrum, Husband and Wife

Diane M. Daniels  
, Notary Public



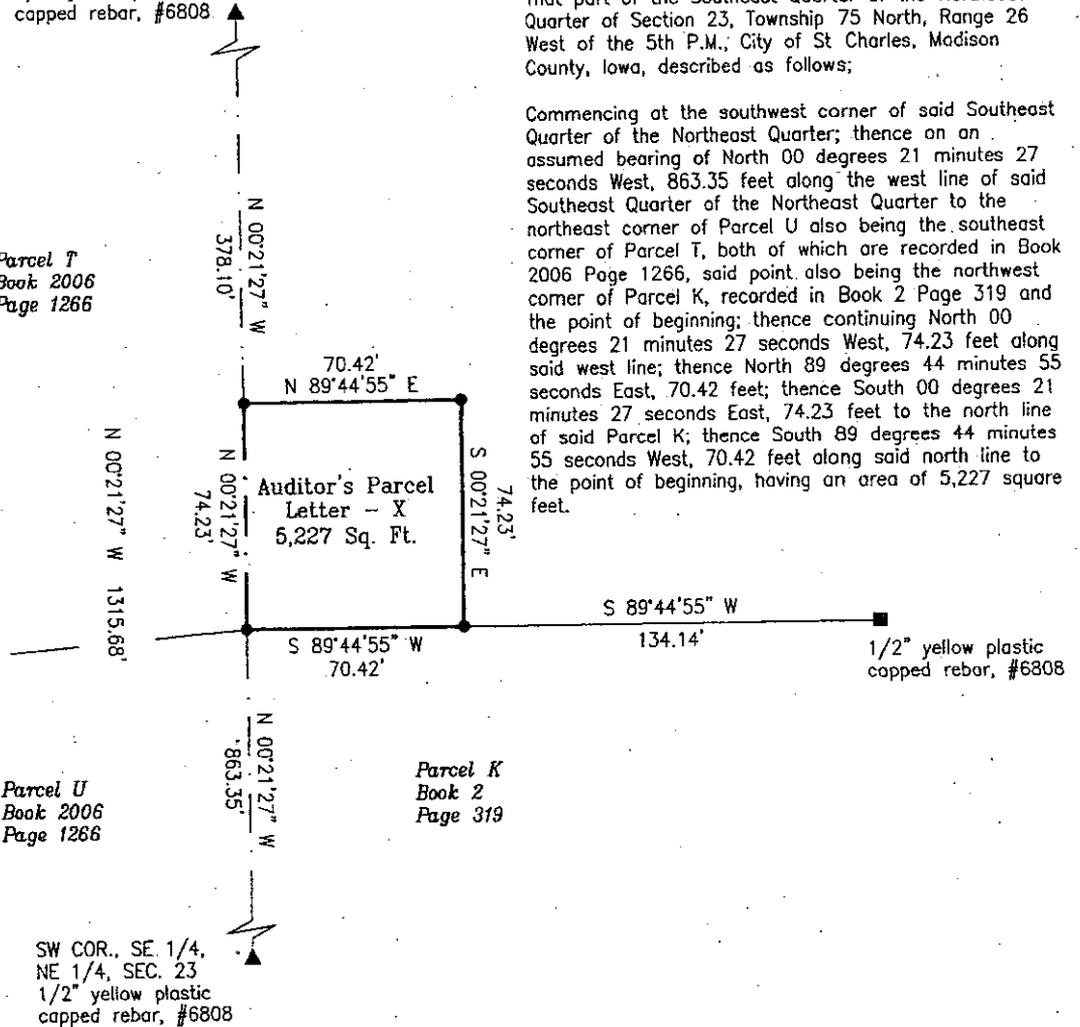
(This form of acknowledgment for individual grantor(s) only)

PLAT OF SURVEY  
 SE 1/4 OF THE NE 1/4, SEC. 23, T 75N, R 26W  
 CITY OF ST CHARLES, MADISON COUNTY, IOWA



NW COR., SE 1/4,  
 NE 1/4, SEC. 23  
 1/2" yellow plastic  
 capped rebar, #6808

Parcel T  
 Book 2006  
 Page 1266



DESCRIPTION - PARCEL X:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St Charles, Madison County, Iowa, described as follows;

Commencing at the southwest corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 00 degrees 21 minutes 27 seconds West, 863.35 feet along the west line of said Southeast Quarter of the Northeast Quarter to the northeast corner of Parcel U also being the southeast corner of Parcel T, both of which are recorded in Book 2006 Page 1266, said point also being the northwest corner of Parcel K, recorded in Book 2 Page 319 and the point of beginning; thence continuing North 00 degrees 21 minutes 27 seconds West, 74.23 feet along said west line; thence North 89 degrees 44 minutes 55 seconds East, 70.42 feet; thence South 00 degrees 21 minutes 27 seconds East, 74.23 feet to the north line of said Parcel K; thence South 89 degrees 44 minutes 55 seconds West, 70.42 feet along said north line to the point of beginning, having an area of 5,227 square feet.

Parcel U  
 Book 2006  
 Page 1266

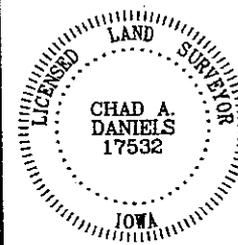
Parcel K  
 Book 2  
 Page 319

SW COR., SE 1/4,  
 NE 1/4, SEC. 23  
 1/2" yellow plastic  
 capped rebar, #6808

- ( ) - Recorded Distance/Bearing
- County Road Easement
- - - Section line

Monuments

- ▲ - Found section corner
- - Found or Set 1/2" red plastic capped rebar, #17532
- - Found property corner
- - No monument set or found



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed  10/16/2007  
 Chad A. Daniels Date

Iowa License No. 17532  
 My license renewal date is 12-31-2008  
 Page No.'s covered by this seal: 1