

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

David Hance ISBA # 02022

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 17
STAMP
\$112.80
Michelle Utzler
10-6-98

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BOOK 139 PAGE 662

98 OCT -6 AM 11:58

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information David Hance, P.O. Box 602, Altoona, Iowa 50009, (515) 967-5984

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy Thousand Eight Hundred and 00/100 Dollar(s) and other valuable consideration,
Pauline Miller, a single person,

do hereby Convey to
Johnnie L. Lathrum and Patsy M. Lathrum, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

See long legal description on attached Exhibit A.

Revenue required: \$112.80

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

Dated: September 14, 1998

POLK COUNTY, ss:

On this 14th day of September, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Pauline Miller, a single person,

Pauline Miller
Pauline Miller, a single person, (Grantor)

(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.

Elvin David Hance
Elvin David Hance

(Grantor)

(Grantor)

My Commission Expires 12-10-98 Notary Public
(This form of acknowledgment for individual grantor(s) only)



*Copy Certified Deed
See Deed Rec 141-89
1-27-99*

EXHIBIT A
LEGAL DESCRIPTION

The East One-half (E ½) of the Northwest One-quarter (NW ¼) of the Northwest One-quarter (NW ¼), except a strip of land 10 rods in width off the South side thereof, and all that part of the Northeast One-quarter (NE ¼) of the Northwest One-quarter (NW ¼) lying West of the right of way of the Chicago, Great Western Railway Company, formerly Chicago, St. Paul & Kansas City Railway Company, except that part included in a strip of land 10 rods wide off the South side of said 40-acre tract, all of said land being in Section Twenty-two (22); also a tract of land described as follows: Commencing at the Southwest corner of the Southeast One-quarter (SE ¼) of the Southwest One-quarter (SW ¼) of Section Fifteen (15), running thence North about 50 rods to the center of the Public Highway (known as the Old State Road), thence East or Southeasterly along the center of the highway to the East line of said 40-acre tract, thence South about 20 rods to the Southeast corner of said 40-acre tract, thence West 80 rods to the place of beginning, containing 14.04 acres; also all that part of the Southeast One-quarter (SE ¼) of the Southwest One-quarter (SW ¼) of said Section Fifteen (15) which lies East of the main channel of Clanton Creek as it now flows through said tract and South of the Public Highway as now laid out and platted in a Northwesterly and Southeasterly direction across said tract, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.