

REC \$ 10<sup>00</sup>  
AUD \$ 10<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO. 3057

BOOK 141 PAGE 89

99 JAN 27 AM 10:25

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City MICHELLE LITSLER



WARRANTY DEED - JOINT TENANCY

RECORDED  
SPACE ABOVE THIS LINE  
MADISON COUNTY

For the consideration of SEVENTY THOUSAND EIGHT HUNDRED  
Dollar(s) and other valuable consideration,  
PAULINE M. 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 DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

This Deed is given to correct the legal description contained in the Deed filed October 6, 1998, in book  
139, page 662 of the Recorder's office of Madison County, 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 Dated: JANUARY 22, 1999

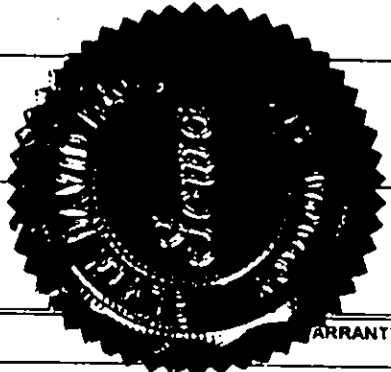
Polk COUNTY, ss: Pauline M. Miller

On this 22<sup>nd</sup> day of JANUARY 19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared Pauline M. Miller (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)

Elvin David Hance Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)  
MY COMMISSION EXPIRES 12-10-2001.



## EXHIBIT "A"

The East Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), except a strip of land 10 rods in width off the South side thereof, and all that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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 Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) 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, excepting therefrom the right of way of the Chicago, Great Western Railway Company, formerly Chicago, St. Paul & Kansas City Railway Company, and containing 14.04 acres; also the following described tract of land: Commencing at the Southeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), running thence North 12 rods, thence West to the center of the main channel of Clanton Creek, thence South along the center of Clanton Creek to the South line of the last described 40-acre tract, thence East along said line to the place of beginning, containing about 1 acre. all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa;