IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER TAX PAID SIAMP	AUD \$ 5 00 RM.F. \$ 100	FILED 1021.08  BOOK 142 PAGE 121
Mirkelle Utater	«ÖKWÖTER /	1999 DEC   PM 3: 52
DATE COUNTY	STOCKER AND STOCKER	MELLE UTSLER RECORDER MOISON COUNTY, 10WA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266-453-6211

\$95,000.9

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration the receipt of which is hereby acknowledged Robert E. Lathrum and Cora M. Lathrum, husband and wife hereby convey unto Roger J. Northrop and Denise M. Northrop, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa:

Parcel "B", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 244 on May 15, 1998, in the Office of the Recorder of Madison County, Iowa.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Signed this 30 day of November, 1999.

Robert E. Lathrum

Robert E. Lathrum

Cara In Lathrum

Cora M. Lathrum

STATE OF TOWA )

COUNTY OF MADESON )

On this  $30^{em}$  day of  $30^{em}$  day o

Notary Public in and for Said State

