

COMPUTER

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BOOK 138 PAGE 441

98 JAN 29 PM 1:47

REC \$ 5.00

AUD \$ 5.00

R.M.F. \$ 1.00

MICHELLE UTSLER  
RECORDER

MADISON COUNTY, IOWA

Preparer Information Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003  
Individual's Name Street Address 515 City 993-4254 Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Marjorie C. Lathrum, a single person

do hereby Convey to  
Craig E. Speer and Charlotte A. Speer, 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

Commencing at the Southwest corner of the Northwest Quarter (1/4) of  
Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-  
seven (27) West of the 5th P.M., Madison County, Iowa, thence East  
along the South line of the Northwest Quarter (1/4) of Section Sixteen  
(16) 923.4 feet, thence North 0°0' East 330.1 feet, thence West to the  
West line of said Northwest Quarter (1/4), thence South 330.1 feet to  
the point of beginning

NOTE: This conveyance is supplemental to Warranty Deed dated 9-13-96  
filed 9-16-96 at Deed Rec. 136, page 632; this Grantor intended to  
convey and does hereby convey her individual interest in the above  
described real estate to Grantees; and all consideration for the  
conveyance was declared on that previous Deed; it also corrects the  
name of Grantee, Craig E. Speer which was incorrectly shown as Craig  
C. Speer; it is also supplemental to and in correction of that Warranty  
Deed filed 9-30-97 at Book 138, page 54, which incorrectly listed the  
Grantees names as Speer, the correct name is Speer as shown herein  
and to show grantee Craig E. Speer's correct middle initial, not C.  
as again shown in said Deed.

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 Jan 29, 1998

ss MADISON COUNTY,

On this 29 day of Jan,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Marjorie C. Lathrum, a single person

Marjorie C. Lathrum  
MARJORIE C. LATHRUM (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

(Grantor)

Steven R Weeks

Notary Public

(Grantor)

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

