

**ORIGINAL**

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>115.20</u>
<u>Michelle Utsler</u>
RECORDER
<u>4-3-95</u> <u>Madison</u>
DATE COUNTY

REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

FILED NO. 2522  
 BOOK 60 PAGE 136  
 95 APR -3 PM 2:34  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of SEVENTY-TWO THOUSAND FIVE HUNDRED-----(\$72,500.00) Dollar(s) and other valuable consideration,

Wayne Breeding and Sharon Breeding, Husband and Wife

do hereby Convey to

Gary L. Lathrum

the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of West Addition to the Town of Winterset, 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 COLORADO

Dated: March 17, 1995

DOUGLAS COUNTY, ss:

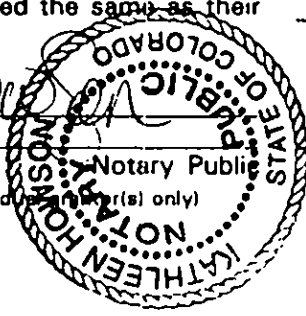
On this 21 day of March, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne Breeding and Sharon Breeding

Wayne Breeding  
Wayne Breeding (Grantor)

Sharon Breeding  
Sharon Breeding (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.

Kathleen Hanson



My Commission Expires 9-21-98  
9409 S. University Blvd  
Highlands Ranch, CO 80126

Notary Public  
(for individual(s) only)