

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# D4132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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

REAL ESTATE TRANSFER
TAX PAID 2
STAMP # 60
\$ 101
Michelle Utsler
RECORDER
9-3-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 634
BOOK 136 PAGE 598
96 SEP -3 PM 12:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC 5
AUD 16
B.M.F. 1

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-FOUR THOUSAND AND NO/100-----(\$64,000.00)
Dollar(s) and other valuable consideration,

MARJORIE C. LATHRUM, Single,

do hereby Convey to

JAMES RUSSELL KEATING

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except the Southwest Quarter (SW $\frac{1}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), of Section Twenty (20); and except the North Ten (10) acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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: September 3, 1996

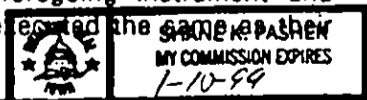
MADISON COUNTY, ss:

On this day of ,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie C. Lathrum

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.



Sherman K. Doherty
Notary Public

(Grantor)

(Grantor)

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