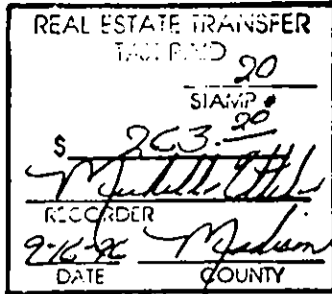


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

COMPUTER
RECORDED
COMPILED

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



FILED NO. 767
BOOK 136 PAGE 632
96 SEP 16 AM 11:40
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred sixty-five thousand no/100-- (\$165,000.00) Dollar(s) and other valuable consideration, MARJORIE C. LATHRUM and EDWARD D. LATHRUM, as Trustees of the Trust Created Under the Last Will and Testament of Samuel D. Lathrum, deceased do hereby Convey to Craig C. Speer and Charlotte A. Speer

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 degree, 0 minute, 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.

*For Construction Records
See Record Rec 136-54 & 55
9-30-97*

*For Construction Records
See Record Rec. 136-4408 441
1-29-98*

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, ss: Madison COUNTY, On this 13 day of September, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie C. Lathrum and Edward D. Lathrum

Dated: 9-13-96
Marjorie C. Lathrum
MARJORIE C. LATHRUM (Grantor)

Edward D. Lathrum
EDWARD D. LATHRUM (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, of such person and of such fiduciary.

Steven R. Weeks
Notary Public

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

