

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 6.00

COMPUTER ✓
RECORDED ✓
COMPARED ✓

REAL ESTATE TRANSFER TAX PAID	6
STAMP #	60
\$ 237	
RECORDED	
3-3-97	
DATE	COUNTY

FILED NO. 2323
BOOK 137 PAGE 299
97 MAR -3 PH 3:10
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Forty-Nine Thousand Dollars (\$ 149,000.00)
Dollar(s) and other valuable consideration, _____
Gary L. Lathrum, a single person, and
Edward D. Lathrum and Sherry K. Lathrum, Husband and Wife,
do hereby Convey to _____
Wayne E. Newkirk

the following described real estate in Madison County, Iowa:

The East Half (E½) of the Northwest Quarter (NW¼) except the North 417 feet thereof
and the West Half (W½) of the Northeast Quarter (NE¼) of Section Sixteen (16),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa, subject to highway right-of-way as the same now proceeds
through said real estate.

This deed is given in fulfillment of the real estate contract recorded in
book 123, page 693.

Gary L. Lathrum and Edward D. Lathrum are brothers and are sons of
Samuel D. Lathrum, deceased.

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 acknowledgement hereof, shall be construed as in the singular or plural
number, and as masculine or feminine gender, according to the context.

STATE OF IOWA
MADISON COUNTY, ss:

DATED: 1 March 1997

On this 1 day of March
1997, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Gary L. Lathrum, Edward D. Lathrum
and Sherry K. Lathrum

X Gary Lathrum
GARY L. LATHRUM (Grantor)
404 West Green
Winterset, IA 50273

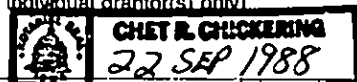
X Edward D. Lathrum
EDWARD D. LATHRUM (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

X Sherry K. Lathrum
SHERRY K. LATHRUM (Grantor)
700 West Benton
Winterset, IA 50273

Chet R. Chickering
Notary Public

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



(Grantor)