

COMPUTER   
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FILED NO. 208

BOOK 61 PAGE 819

97 JUL 18 PM 3:34

REC \$ 12.00

AUD \$ 5.00

R.M.F. \$ 1.00

SCHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
462-3731

Preparer  
Information

Jerrold B. Oliver

Individual's Name

P.O. Box 230

Street Address

Winterset

City

462-3731

Phone



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Deed from parent to child without actual consideration  
Dollar(s) and other valuable consideration,  
DAVID LEE LATHRUM and MARTHA ANN LATHRUM, Husband and Wife,

do hereby Convey to  
SEAN MICHAEL PATRICK KENNEDY and LEANN LANETTE KENNEDY,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:  
SEE EXHIBIT "A" ATTACHED HERETO.

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: July 16, 1997

MADISON COUNTY, SS:

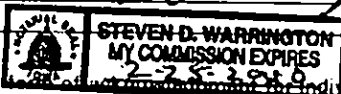
On this 16<sup>th</sup> day of July,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
David Lee Lathrum and Martha Ann  
Lathrum

David Lee Lathrum  
David Lee Lathrum (Grantor)

Martha Ann Lathrum  
Martha Ann 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.

Steven D. Warrington



Notary Public

(This Deed is not valid unless signed by individual grantor(s) only)

(Grantor)

(Grantor)

## EXHIBIT "A"

Parcel "J" being a part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, located in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more precisely described as follows: Beginning at the Southwest Corner of Lot 12, Kephart's Addition to St. Charles, Iowa, Plat No. 1; thence North 90° 00' 00" West 66.54 feet along the North line of Clanton Street extended to the Westerly right-of-way line of the former Chicago, Burlington and Quincy Railroad Company; thence Southwesterly along a 767.30 feet radius curve concave Southwesterly 296.69 feet with a 294.95 feet chord bearing South 27° 34' 06" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 136.45 feet with a 136.42 feet chord bearing South 11° 33' 38" West; thence South 89° 57' 12" East 50.91 feet to the Easterly right-of-way of the former Chicago, Burlington and Quincy Railroad Company which is also the Westerly line of Kephart's Addition to St. Charles, Iowa Plat No. 2; thence Northeasterly 124.12 feet along a 1452.84 feet radius curve concave Southeasterly with a 124.08 feet chord bearing North 11° 37' 05" East; thence Northeasterly 316.77 feet along a 717.30 feet radius curve concave Southeasterly with a 314.20 feet chord bearing North 29° 26' 43" East to the Point of Beginning. Said Parcel "J" contains 0.504 acres,

and

Parcel "K" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, more precisely described as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence South 00° 11' 43" East 452.40 feet along the West line of said Southeast Quarter of the Northeast Quarter to the Point of Beginning; thence South 89° 59' 21" East 203.73 feet to the Westerly line of the former Chicago, Burlington and Quincy Railroad Company; thence Southwesterly along a 767.30 feet radius curve concave Southeasterly 324.60 feet with a 322.18 feet chord bearing South 28° 43' 30" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 136.45 feet with a 136.42 feet chord bearing South 11° 33' 38" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 129.62 feet with a 129.59 feet chord bearing South 08° 44' 34" West to the West line of said Southeast Quarter of the Northeast Quarter; thence North 00° 11' 43" West 544.30 feet to the Point of Beginning. Said Parcel "K" contains 0.860 acres,

This is a Deed from parents to their daughter and son-in-law without actual consideration.