

IOWA REALTY CO  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

COPIES   
RECORDED   
COMPARED

FILED NO **1316**

BOOK 138 PAGE 54

97 SEP 30 PII 2.02

REC \$ 5.00

AUD \$ 5.00

R.M.F \$ 1.00

MICHELLE UTSLI  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY A HINNERS MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marjorie C. Lathrum, a single person**, hereby convey unto **Craig C. Spear and Charlotte A. Spear**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated 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 long the South line of the Northwest Quarter (1/4) of Section Sixteen (16) 923 4 feet, thence North 0°0' 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

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same, that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated, and they covenant to warrant and defend said 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 such 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

Dated Sept 22, 1997

This deed is given to correct the previous Warranty Deed filed in Book 136, Page 632 of the Recorder's Office of Madison County, Iowa. The real estate transfer tax was paid in full at the time said previous deed was recorded

Marjorie C. Lathrum  
Marjorie C Lathrum

For Correction of Deed  
See Deed Rec 138-441  
1-30-98

STATE OF Iowa, Madison COUNTY, SS

On this 22 day of Sept, A D 1997 before me, a Notary Public in and for the State of Iowa, personally appeared **Marjorie C. Lathrum, a single person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed



Steven R. Weeks  
Notary Public in and for Said State