

REAL ESTATE TRANSFER
TAX PAID 22
STAMP # 223 20
\$ 223 20
Michelle Utsler
RECORDER
3-15-94 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.20

COMPUTER
RECORDED
COMPARED

FILED NO. 2406
BOOK 132 PAGE 576
94 MAR 15 AM 9:59
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Sixty Thousand and no/100 (\$160,000.00) - - -
Dollar(s) and other valuable consideration, John A. Melroy and Katherine Genevieve Melroy,
husband and wife; and, Charles D. Melroy and Mary Melroy, husband and
wife,

do hereby Convey to Samuel D. Lathrum and Marjorie C. Lathrum

the following described real estate in Madison County, Iowa:

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen
(16), Township Seventy-six (76) North, Range Twenty-seven (27) West
of the 5th P.M., Madison County, Iowa, except the south ten (10)
acres thereof

This deed is in fulfillment of a real estate contract, dated
December 29, 1980 and filed for record on December 29, 1980 in the
Madison County, Iowa Recorder's Office in Deed Record 114 at page
510

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

DATED: March 2, 1994

MADISON COUNTY, SS:

On this 30th day of March,
1994, before me, the undersigned, a Notary Public
in and for said State, personally appeared
John A. Melroy and Katherine
Genevieve Melroy, Charles D.
Melroy and Mary Melroy

John A. Melroy
John A. Melroy (Grantor)

Katherine Genevieve Melroy
Katherine Genevieve Melroy (Grantor)

Charles D. Melroy
Charles D. Melroy (Grantor)

Mary Melroy
Mary Melroy (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.

Debb Flander
Debb Flander Notary Public
(This form of acknowledgement for individual grantor(s) only)