

REAL ESTATE TRANSFER TAX PAID
2.3
STAMP #
\$ 255.30
<i>Michelle Utsler</i>
RECORDER
3-15-94 Madison
DATE COUNTY

REC \$ 5.00
 A/D \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 2407

BOOK 132 PAGE 577

94 MAR 15 AM 10:00

COMPUTER
 RECORDED
 COMPARED

MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Hundred Forty Thousand and no/100 (\$140,000.00) - -
 Dollar(s) and other valuable consideration, Samuel D. Lathrum and Marjorie C. Lathrum,
 husband and wife,

do hereby Convey to Gary Carstens and Barbara Carstens, husband and wife,
 as joint tenants with full rights of survivorship and not as tenants
in common

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 August
 8, 1981 and filed for record on November 28, 1984 in the Madison
 County, Iowa Recorder's Office in Deed Record 118 at page 309

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 14, 1994

SS: MADISON COUNTY,

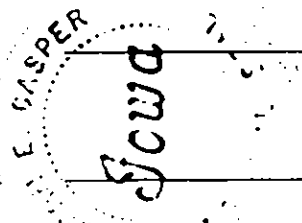
On this 14th day of March,
 1994, before me, the undersigned, a Notary Public
 in and for said State, personally appeared _____
Samuel D. Lathrum and
Marjorie C. Lathrum

Samuel D. Lathrum
 Samuel D. Lathrum (Grantor)

Marjorie C. Lathrum
 Marjorie C. 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

John E. Casper
 John E. Casper, Notary Public
 (This form of acknowledgement for individual grantor(s) only)



(Grantor)

(Grantor)