

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID

STAMP # 80

\$144

Michelle Utzler
RECORDER

11-1-94 *Madison*
DATE COUNTY

COMPUTER

RECORDED

COMPARED

FILED NO. 1215

BOOK 59 PAGE 696

94 NOV -1 PH 2:59

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00

AUD \$ 5.00

R.M.F. \$ 1.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of NINETY-ONE THOUSAND AND NO/100----(\$91,000.00)
Dollar(s) and other valuable consideration,
J. STEPHEN LATHRUM and SANDRA L. LATHRUM, Husband and Wife,

do hereby Convey to
GERALD A. HUTCHISON, JR. and DARCY A. HUTCHISON

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The North Half (N 1/2) of Lots One (1) and Two (2) in Block Three (3) of Hartman & Young's Addition to St. Charles, Iowa; Lots Three (3) and Four (4) in Block Three (3) of Hartman & Young's Addition to St. Charles, Iowa; ALSO that portion of Vine Street vacated by the City Council of the Town of St. Charles, Iowa, described as follows: Beginning at the intersection of Vine and Highland Streets, thence North Sixty-six (66) feet, thence West Two Hundred Seventy-four (274) feet to Cross Street, thence Sixty-six (66) feet South, thence East Two Hundred Seventy-four (274) feet to the place of beginning.

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,
MADISON COUNTY, ss:
On this 31st day of October,
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Stephen Lathrum and Sandra L. Lathrum

Dated: 10-31-94

J. Stephen Lathrum
J. Stephen Lathrum (Grantor)

Sandra L. Lathrum
Sandra L. Lathrum (Grantor)

(Grantor)

(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.

William L. Davis
Notary Public
This form of acknowledgment for individual grantor(s) only