

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
2135
\$ 21.35
Mary E. Welty
RECORDER
9-14-88 Madison
DATE COUNTY

Compared

597

FILED NO. 124 PAGE 702
BOOK

1988 SEP 19 PM 12:37

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA
Fee \$10.00, Trans \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, James D. Nelson and Paula Nelson, husband and wife,
and William D. Nelson, a single person

do hereby Convey to Michael W. Lathrum and Arleen Lathrum, 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 228 feet of the East 294 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); and also beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 388.50 feet, thence South 89°20' West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence Easterly along the said North line to the point of beginning; all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to road easement along the South side thereof; and the West 46 rods and 14 feet of the South 70 rods of the East 42 acres of the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 OREGON ss:
_____ COUNTY.

Dated: 6-27-88

On this 27 day of June, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Nelson and Paula Nelson, husband and wife,

James D. Nelson
James D. Nelson (Grantor)

Paula H. Nelson
Paula Nelson (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 D. Nelson
William D. Nelson (Grantor)

Elmer B. Versteeg
ELMER B. VERSTEEG, Notary Public

N/A
(Grantor)

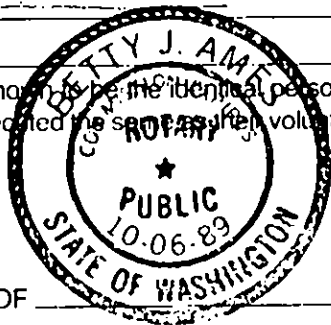
(This form of acknowledgment is for individual grantors only)

SEE REVERSE FOR ACKNOWLEDGMENT

STATE OF WASHINGTON Kitsap COUNTY, ss:

On this _____ day of _____, 19 88 before me, the undersigned, a Notary Public in and for said State, personally appeared William D. Nelson, a single person,

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.



Betty J. Ames
BETTY J. AMES
State of Washington, Notary Public
(Commission Expires 10-06-89)

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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.

_____, Notary Public

597

WARRANTY DEED

TO

Entered upon transfer books and for taxation this 19 day of Sept, 1988

Auditor Jean Welch
By Becky M. Donald Deputy
Fee \$25

Filed for record, indexed and delivered to

County Auditor this 19 day of September, 19 88

at 12:37 o'clock PM., and recorded in Deed Rec 134-202

of Madison County Records.

Recorder's fee \$ 10.00 PAID.

Auditor's fee \$ 5.00 PAID.

By Mary E. Welty Recorder
Shirley H. Henry Deputy

WHEN RECORDED RETURN TO

Ilseleen G. Thompson