

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 17
STAMP # 95
\$ 26
Shirley J. Henry
RECORDER
3-16-90 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1663
BOOK 126 PAGE 382
90 FEB 16 AM 11:08
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-FIVE THOUSAND AND NO/100----- (\$25,000.00)
Dollar(s) and other valuable consideration, MICHAEL W. LATHRUM and ARIEEN LATHRUM, Husband and Wife,

do hereby Convey to JOHNNIE L. LATHRUM and PATSY M. 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, 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), 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

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 ss: MADISON COUNTY,

Dated: 2-13-90

On this 13th day of February, 19 90, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael W. Lathrum and Arleen Lathrum

Michael W. Lathrum
Michael W. Lathrum (Grantor)

Arleen Lathrum
Arleen Lathrum (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.

Ann M. Anderson
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

ANN M. ANDERSON
MY COMMISSION EXPIRES
2-15-1990