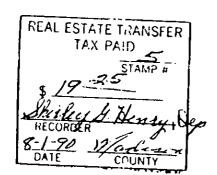
IOWA STATE BAR ASSOCIATION Official Form No. 103

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BOOK 56 PAGE 97

90 AUG - 1 PM 2: 30

Fee \$5.00 Transfer \$5.00

MARY E WELTY RECORDER MADISON COURTY, 10WA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$17,750) Dollar(s) and other valuable consideration, <u>CATHRYNE B. PHILLIPS f/k/a CATHRYNE B. NEAL</u>. a single person,

do hereby Convey to EDWARD D. LATHRUM and SHERRY K. 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 following described real estate, to-wit: Commencing 16 rods and 17½ links West of the Southeast corner of the Southwest Quarter (½) of the Southeast Quarter (½) of Section 36, in Township 76 North, Range 28 West of the 5th P. M., Madison County, Iowa, running thence West 4 rods and 15 links, thence North 12 rods, thence East 4 rods and 15 links, thence South 12 rods to the place of beginning, being otherwise known and described as Lot 3 of Wilson's Four Acre Lot except the North 13 rods and 7 3/4 links thereof and except the West 66, feet of the South 198 feet thereof, in Winterset, 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 IONA ss:	Dated: 7 - 31 - 90
On this 315 day of July On this 315 day of July 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Cathryne B. Phillips f/k/a Cathryne B. Neal	Cathryne B. Phillips f/k/a (Grantor) Cathryne B. Neal
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	(Grantor)
that they executed the same as their voluntary act and their voluntary act act and their voluntary act act and their voluntary	(Grantor)
Notary Public (This formed acknowledgment for individual grantor(s) only)	(Grantor)

Deed Rec/ 56