

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 5  
\$ 19.25  
*Shirley A. Henry, Sep*  
RECORDER  
8-1-90 Madison  
DATE COUNTY

PD.   
REC.   
PAGE

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90 AUG -1 PM 2: 30

Fee \$5.00  
Transfer \$5.00

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA



**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, CATHRYNE B. PHILLIPS f/k/a CATHRYNE B. NEAL,  
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 17 1/2 links West of the Southeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) 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 Winter-set, 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: 7-31-90

On this 31<sup>st</sup> 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  
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 that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

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