



Document 2010 1751

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Date 7/29/2010 Time 3:51 PM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

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

Return To: J. Stephen Lathrum and Sandra L. Lathrum, 2475 Valleyview Ave., St. Charles, IA 50240

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: J. Stephen Lathrum and Sandra L. Lathrum, 2475 Valleyview Ave., St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Johnnie L. Lathrum and Patsy M. Lathrum, Husband and Wife

do hereby
Convey to J. Stephen Lathrum and Sandra L. Lathrum

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

See Exhibit "A" Attached

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water
Statement is required.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real es-
tate 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.

Dated: 5-26-10

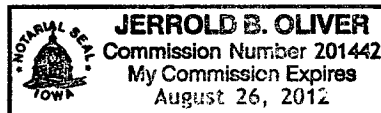
X Johnnie L. Lathrum
Johnnie L. Lathrum (Grantor)

X Patsy M. Lathrum
Patsy M. Lathrum (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 26, 2010, by Johnnie L. Lathrum
and Patsy M. Lathrum

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public



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

EXHIBIT "A"

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the East 42 Acres of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21) except the West 46 Rods and 14 Feet of the South 70 Rods thereof, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa,