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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 Valley View 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 Valley View Ave., St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of \$500.00 Dollar(s) and other valuable consideration,
James D. Haley, Single

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 1 in Addendum

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.

Dated: November 15, 2010

James D. Haley

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Nov. 15 2010, by James D. Haley



, Notary Public

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

Addendum

1. That part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Commencing at the northeast corner of said Southeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 85 degrees 03 minutes 24 seconds West, 93.59 feet along the north line of said Southeast Quarter of the Northwest Quarter to the point of beginning; thence South 00 degrees 45 minutes 06 seconds East, 23.60 feet to the centerline of a Madison County Highway; thence with a curve with an arc length of 434.43 feet, concave to the South, with a radius of 1910.00 feet, with a chord bearing of South 71 degrees 51 minutes 05 seconds West, and a chord length of 433.49 feet along said centerline; thence South 65 degrees 20 minutes 08 seconds West, 36.39 feet along said centerline; thence North 00 degrees 19 minutes 01 seconds West, 135.28 feet to said north line; thence North 85 degrees 03 minutes 24 seconds East, 447.10 feet to the point of beginning, having an area of 0.71 acres, all of which are within a Madison County Road Easement.

The consideration for this deed is not in excess of \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.