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Rec Amt \$34.00 Aud Amt \$25.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

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

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

Taxpayer: Patsy M. Lathrum, 2522 Violet Lane, St. Charles, IA 50240



WARRANTY DEED

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 Patsy M. Lathrum

the

following described real estate in Madison County, Iowa:

See description attached hereto and marked Exhibit "A"

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 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.

Johnnie L. Lathrum

Dated: May 2, 2011

Patsy M. Lathrum

Patsy M. Lathrum

By: Patsy M. Lathrum, his (Grantor)

Patsy M. Lathrum (Grantor)

Attorney-in-fact

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 2nd, 2011, by Patsy M. Lathrum as Attorney-in-fact for Johnnie L. Lathrum

Tasha A. White

, Notary Public



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

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on May 2, 2011, by Patsy M.
Lathrum

Tasha A. White
Notary Public



STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

, Notary Public

EXHIBIT "A"

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The South Half of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Fourteen (14), and the North Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of the Northeast Quarter and the South One-Fourth of the West Three-Fourths of the South Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter and all that part of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter lying Southeast of Clanton Creek containing one acre, and all that part of the Southwest Quarter of the Southeast Quarter and of the East 60" rods of the Southeast Quarter of the Southwest Quarter lying North of the public highway (Known as the Old State Road), of Section Fifteen (15), all in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the Fifth P.M., Madison County, Iowa,

EXHIBIT "A"

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The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-one (21), and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), and the following described tract of land, to-wit: - Commencing at the Southeast Corner of Section Sixteen (16) and running thence East 80 rods to the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), thence North 12 rods, thence West 66 rods and 11 feet, thence North $5\frac{1}{19}$ rods, thence West about 40 rods or to the center of the highway, thence Southwest along the center of said highway to the East line of School House Land, being a point 10 rods East of the West line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), thence South along said East line of said School House land to the South line of said Section Sixteen (16), thence East 30 rods to the place of beginning, excepting therefrom 1 acre described as follows: - Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15) and running thence North 12 rods, thence West to the middle of Clanton Creek, thence South along the middle of said stream to the South line of said Section Fifteen (15), thence East on said Section line to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a strip of land 10 rods in width off the South side thereof, and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying West of the right of way of the Chicago, Great Western Railway Company, formerly Chicago, St. Paul & Kansas City Railway Company, except that part included in a strip of land 10 rods wide off the South side of said 40-acre tract, all of said land being in Section Twenty-two (22); also a tract of land described as follows: Commencing at the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), running thence North about 50 rods to the center of the Public Highway (known as the Old State Road), thence East or Southeasterly along the center of the highway to the East line of said 40-acre tract, thence South about 20 rods to the Southeast corner of said 40-acre tract, thence West 80 rods to the place of beginning, excepting therefrom the right of way of the Chicago, Great Western Railway Company, formerly Chicago, St. Paul & Kansas City Railway Company, and containing 14.04 acres; also the following described tract of land: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), running thence North 12 rods, thence West to the center of the main channel of Clanton Creek, thence South along the center of Clanton Creek to the South line of the last described 40-acre tract, thence East along said line to the place of beginning, containing about 1 acre. all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

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All right, title and interest in and to:

Approximately 78.5 Acres in the West Half of the Southwest Quarter of Section Twenty-One (21), Township Seventy Five (75) North, Range Twenty Six (26) West of the 5th P.M., the location of the land sold herein being known by all parties hereto. Legally described as: The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty One (21) and the South 35 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except the North 25 feet thereof heretofore conveyed for road purposes, and the South 28 $\frac{1}{2}$ rods of the West 28 $\frac{1}{2}$ rods of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 21, in Township 75 North, Range Twenty Six (26) West of the 5th P.M., Madison County, Iowa.