



Document 2013 3715

Book 2013 Page 3715 Type 03 001 Pages 1

Date 12/13/2013 Time 11:04 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$104.80

Rev Stamp# 380 DOV# 390

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Alex G. Broadbent, 2615 - 160th Street, Van Meter, IA 50261

2901 F10

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WARRANTY DEED

For the consideration of -----\$66,000.00----- Dollar(s) and other valuable consideration,
Robert E. Lathrum and Carole A. Lathrum, Husband and Wife,

do hereby

Convey to Alex G. Broadbent a married person

the

following described real estate in MADISON County, Iowa:

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 1658 feet thereof, AND EXCEPT Parcel "B" located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-six (26), containing 10.00 acres, as shown in Plat of Survey filed in Book 2006, Page 5237 on December 19, 2006, in the Office of the Recorder of Madison County, 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.

Dated: December 11, 2013

Robert E. Lathrum

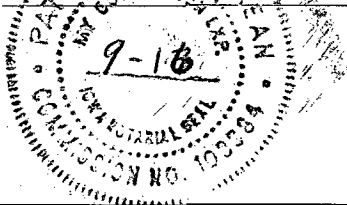
Robert E. Lathrum (Grantor)

Carole A. Lathrum

Carole A. Lathrum (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 11 day of Dec, 2013, by Robert E. Lathrum and Carole A. Lathrum



Robert F. Cushman

Signature of Notary Public

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