

REAL ESTATE RECORDS
11
\$ 79.20
Michelle Utalar
RECORDER
2-10-92 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1868
BOOK 129 PAGE 538
92 FEB 10 AM 9:28

COMPARED

MICHELLE UTALAR
RECORDER
MADISON COUNTY



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY THOUSAND AND NO/100 (\$50,000.00)
Dollar(s) and other valuable consideration, SAMUEL D. LATHRUM and MARJORIE C. LATHRUM,
Husband and Wife,

do hereby Convey to MARVIN COX and MARY ANN COX

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

The North 417 feet of the East Half (E½) Northwest Quarter (NW¼) of
Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-
seven (27) West of the 5th P.M., Madison County, Iowa, subject to
highway right-of-way as the same now proceeds through said real
estate, AND all of Grantors' right, title and interest in and to a
perpetual easement reserved by Grantors in a Real Estate Contract
entered into by and between Grantors and WPA Farms dated October 21,
1983, together with all easements and servient estates appurtenant
thereto.

This deed is given in satisfaction of a Real Estate Contract recorded in Deed
Record 118, Page 369 of the Madison County Recorder's Office.

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: Feb 3, 1992

On this 3 day of February,
1992, before me the undersigned, a Notary
Public in and for said State, personally appeared
Samuel D. Lathrum and
Marjorie C. Lathrum

Samuel D. Lathrum
Samuel D. Lathrum (Grantor)

Marjorie C. Lathrum
Marjorie C. Lathrum (Grantor)

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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

