



Document 2014 1453

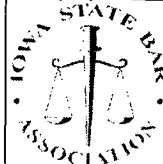
Book 2014 Page 1453 Type 03 001 Pages 3  
Date 6/18/2014 Time 10:55 AM  
Rec Amt \$17.00 Aud Amt \$15.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013  
Jerrold B. Oliver  
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Lazy L Farms, LLC, 2500 Violet Avenue, St. Charles, IA 50240  
Preparer: Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Lazy L Farms, LLC, 2500 Violet Avenue, St. Charles, IA 50240



### WARRANTY DEED

For the consideration of \$1 Dollar(s) and other valuable consideration,  
Patsy M. Lathrum, Single do hereby

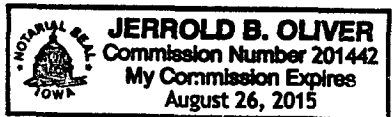
Convey to Lazy L Farms, LLC the  
following described real estate in Madison County, Iowa:  
See attached. This deed is exempt according to Iowa Code 428A.2(15).

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: June 16, 2014

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

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 16 day of June, 2014, by Patsy M. Lathrum



Jerrold B. Oliver  
Signature of Notary Public

EXHIBIT "A"

Page 1

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,

EXCEPT Parcel "E" of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., as shown in the Plat of Survey recorded in Book 2013, Page 3272 of the Recorder's Office of Madison County, Iowa, AND, The South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5<sup>th</sup> P.M., Madison County, Iowa.

EXHIBIT 'A'

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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 5<sup>th</sup> P.M., Madison County, Iowa;