



Document 2014 2382

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Date 9/22/2014 Time 12:55 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 336 DOV# 355

✓ INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:
 ✓ JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4625
 Return to:
 Sean M. Russell, 602 W Main St, Saint Charles, IA 50240
 Mail tax statements to:
 Sean M. Russell, 602 W Main St, Saint Charles, IA 50240 Order No.: MES-53831/JC

\$155,000

WARRANTY DEED

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For the consideration of One Dollar (\$1.00) and other good valuable consideration,
 receipt of which is hereby acknowledged, **David Lee Lathrum and Martha Ann Lathrum,**
husband and wife, do hereby convey unto **Sean M. Russell, a single person**, the
 above-described real estate.

ABENDROTH & RUSSELL, P.C.

1/2

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

David Lee Lathrum

David Lee Lathrum

Martha Ann Lathrum

Martha Ann Lathrum

STATE OF Iowa)
COUNTY OF Marshall)

SS:

This instrument was acknowledged before me on September 18, 2014 by David Lee Lathrum and Martha Ann Lathrum, husband and wife.

Notary Public in and for said State

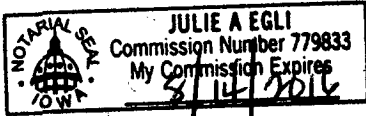


EXHIBIT "A"

A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 33 feet West of the Northwest corner of Block Two (2) of Stouffer's Addition to the Town of St. Charles, and running then South to the South line of Sycamore Street in said town, thence East to the right of way of the C.B. & Q. Ry., thence in a Southwesterly direction along the line of said right of way to the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), thence North on said line to a point 304.7 feet South of the Northwest corner of said 40-acre tract, thence East 11 rods and 6½ feet, thence North to a point 264 feet South of the South line of Main Street in St. Charles, thence East 60 feet, thence North to the South line of said Main Street, thence East to the point of beginning; EXCEPT Parcel "X" located therein, containing 5,227 square feet, as shown in Plat of Survey filed in Book 2007, Page 4246 on November 27, 2007, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "Y" located therein, containing 4,979 square feet, as shown in Plat of Survey filed in Book 2012, Page 1386 on May 10, 2012, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "K" located therein, containing 0.860 acres, as shown in Plat of Survey filed in Book 2, Page 319 on June 19, 1997 in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), more particularly described as follows, to-wit: Commencing at a point 11 rods and 6½ feet East of the Northwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), and running thence North to the South side of Main Street in the Town of St. Charles, thence East 60 feet, thence South 264 feet, thence West 60 feet, thence North to the point of beginning.

