



Document 2017 3039

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Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

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

Taxpayer: Johnnie Stephen Lathrum and Sandra L. Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

For the consideration of ----\$1.00---- Dollar(s) and other valuable consideration, Johnnie Stephen Lathrum and Sandra L. Lathrum, Husband and Wife

do hereby Convey to Johnnie Stephen Lathrum and Sandra L. Lathrum

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

Madison County, Iowa: All right, title and interest in and to: The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty One (21) and the South 35 acres of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) except the North 25 feet thereof heretofore conveyed for road purposes. and the South 28 1/4 rods of the West 281 /4 rods of the Northeast Quarter (NE1/4)of the Southwest Quarter (SW1/4) of Section 21, in Township 75 North, Range Twenty Six (26) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

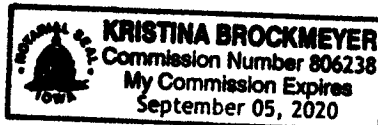
Dated on _____

Johnnie Stephen Lathrum (Grantor)

Sandra L. Lathrum (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 26, 2017, by Johnnie Stephen Lathrum and Sandra L. Lathrum



Signature of Notary Public