



Document 2021 2566

Book 2021 Page 2566 Type 03 001 Pages 2

Date 6/22/2021 Time 8:06:20AM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jeffery Dawson and Kari Dawson, 2615 Vista Ct, Norwalk, IA 50211

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: J. Stephen Lathrum and Sandra L. Lathrum

Grantees: Jeffery Dawson and Kari Dawson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, J. Stephen Lathrum and Sandra L. Lathrum, husband and wife, do hereby Convey to Jeffery Dawson and Kari Dawson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Parcel B of the Northwest Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded May 26, 2021, in Book 2021, Page 2159 of the Recorder's Office of Madison County, Iowa.

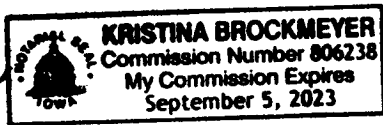
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 6-21-2021

J. Stephen Lathrum, Grantor

Sandra L. Lathrum, Grantor



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 21, 2021 by J. Stephen Lathrum and Sandra L. Lathrum, husband and wife.

Kristina Brockmeyer, Signature of Notary Public