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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return To:** J. Stephen Lathrum, 3045 St. Charles Road, St. Charles, Iowa 50240
Taxpayer: Patsy M. Lathrum Revocable Trust, , 3045 St. Charles Road, St. Charles, Iowa 50240
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of one Dollar and other valuable consideration, Patsy M. Lathrum, Single, does hereby Convey to Marcia Knutson and J. Stephen Lathrum, Co-Trustees of Patsy M. Lathrum Revocable Trust, the following described real estate in Madison County, Iowa:

See Description Attached

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

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.

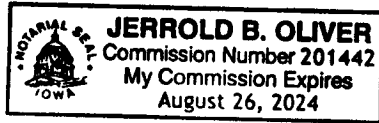
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 22, 2022

Patsy M. Lathrum
Patsy M. Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept 22, 2012 by
Patsy M. Lathrum, single.



Jerrold B. Oliver
Signature of Notary Public

Exhibit A
Description of Real Estate

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) and the South 35 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except the North 25 feet thereof heretofore conveyed for road purposes, and the South 28 $\frac{1}{4}$ rods of the West 28 $\frac{1}{4}$ rods of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **AND** Parcel "E" of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th 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 5th P.M., Madison County, Iowa.

AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), and the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), and the following-described tract of land, to-wit: Commencing at the Southeast Corner of Section Sixteen (16) and running thence East 80 rods to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), thence North 12 rods, thence West 66 rods and 11 feet, thence North 5-1/19 rods, thence West about 40 rods or to the center of the highway, thence Southwest along the center of said highway to the East line of School House Land, being a point 10 rods East of the West line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), thence South along said East line of said School House Land to the South line of said Section Sixteen (16), thence East 30 rods to the place of beginning, excepting therefrom one acre described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15) and running thence North 12 rods, thence West to the middle of Clanton Creek, thence South along the middle of said stream to the south line of said Section Fifteen (15), thence East on said Section line to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

All of the North Half of the East 3/4 of the Northwest Quarter lying West of Clanton Creek in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.