



Document 2025 2501

Book 2025 Page 2501 Type 03 001 Pages 3

Date 9/19/2025 Time 3:44:15PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$399.20

ANNO

Rev Stamp# 346 DOV# 346

SCAN

BRANDY MACUMBER. COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$250,000

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Sandra L. Lathrum - 3045 St. Charles Road, St. Charles, IA 50240

Return Document To: Sandra L. Lathrum - 3045 St. Charles Road, St. Charles, IA 50240

Grantors: David Lathrum and Martha Lathrum

Grantees: Sandra L. Lathrum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, David ~~Lathrum~~ and Martha Lathrum, husband and wife, do hereby Convey to Sandra L. Lathrum, the following described real estate in Madison County, Iowa:

An Undivided One-third interest in and to:

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the South 35 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-One (21), 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 ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-One (21).

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9/19/2025

David Lathrum

David ~~Lathrum~~, Grantor
Lathrum

Martha Lathrum

Martha Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
David ~~Lathrum~~ and Martha Lathrum.

Lathrum

9/19/2025

by

Mark L. Smith

Signature of Notary Public

