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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**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:** J. Stephen Lathrum and Sandra L. Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

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

**Grantors.** J. Stephen Lathrum and Sandra L. Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

**Grantees:** Sandra L. Lathrum Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

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 Sandra L. Lathrum and J. Stephen Lathrum, Trustees of the Sandra L. Lathrum Revocable Trust dated the 24<sup>th</sup> day of June 2025, 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).

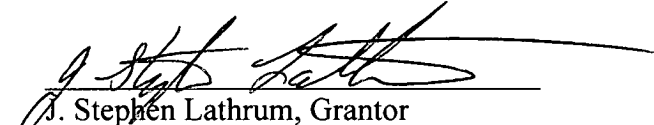
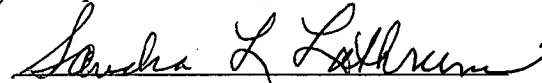
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**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: 9-19-25.

  
J. Stephen Lathrum, Grantor  
  
Sandra L. Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on  
J. Stephen Lathrum and Sandra L. Lathrum.

9/19/2025

by

*Mark L. Smith*

Signature of Notary Public

