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DOV# 149

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: J. Stephen Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Marcia Knutson and J. Stephen Lathrum as co-trustees of Patsy M Lathrum Irrevocable Trust

Grantees: J. Stephen Lathrum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

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

See description attached.

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(22).

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: May 19, 2026

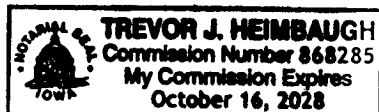
Patsy M Lathrum Irrevocable Trust

By Marcia Knutson
Marcia Knutson, as Trustee

By J. Stephen Lathrum
J. Stephen Lathrum, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 19, 2026,
by Marcia Knutson and, Trustees of the above-entitled trust.



Trevor J. Heimbaugh
Signature of Notary Public

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 $\frac{3}{4}$ 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.