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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel L Seufferlein, 4056 Glass Road NE, Cedar Rapids, IA 52402, Phone: (319) 393-9090

Taxpayer Information: (Name and complete address)
Stacy L. Pennington, 1003 New St., Manchester, IA 52057

Return Document To: (Name and complete address)
~~Stacy L. Pennington, 1003 New St., Manchester, IA 52057~~
GW 10 RIVER RIDGE ESCROW CO
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Grantors:
John E. Higginson
Carol M. Higginson

Grantees:
Stacy L. Pennington

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Daniel L. Seufferlein	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, John E. Higginson and Carol M. Higginson, husband and wife do hereby Convey to Stacy L. Pennington the following described real estate in Delaware County, Iowa:

Lots Thirty Three (33) and Thirty Four (34), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141,

Subject to Covenants, Conditions, Restrictions and Easements of record.

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: 10/6/15

John E. Higginson (Grantor)

Carol M. Higginson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me this 6th day of October, 2015, by John E. Higginson and Carol M. Higginson, husband and wife.

NOTARIAL SEAL IOWA

DENNIS M FITZ
Commission Number 172036
My Commission Expires
11-18-17

Signature of Notary Public

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