

**BK: 2024 PG: 2574**  
**Recorded: 10/21/2024 at 2:26:44.0 PM**  
**Pages 2**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$0.00**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

**Return To:** Lu Ann Harkins, Trustee, 530 NE Maple Avenue, Earlham, IA 50072  
**Taxpayer:** Lu Ann Harkins, Trustee, 530 NE Maple Avenue, Earlham, IA 50072  
**Preparer:** Kristen N. Ollenburg, 103 E. State Street, Suite 800, PO Box 1588, Mason City, IA 50402-1588, Phone: 641.423.4264



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Lu Ann Harkins, also known as LuAnn Harkins, unmarried, does hereby Convey to Lu Ann Harkins, Trustee of the Lu Ann Harkins Revocable Trust dated October 21, 2024, the following described real estate in Madison County, Iowa:

THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER (E. FRL.  $\frac{1}{2}$  NE  $\frac{1}{4}$ ) OF SECTION SIX (6), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) OF SAID SECTION SIX (6) CONTAINING 4.74 ACRES, MORE OR LESS, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2001, PAGE 4834 ON OCTOBER 26, 2001, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; and

LOT NINE (9) AND THE SOUTH 23 FEET OF LOT TEN (10) OF E.N. FANCHER'S ADDITION TO THE CITY OF EARLHAM, MADISON COUNTY, IOWA; and

LOTS THIRTEEN (13) AND FOURTEEN (14) IN BLOCK ONE (1) OF JOHNSON'S ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA; and

LOT SEVEN (7) AND EIGHT (8) OF E.N. FANCHER'S ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA.

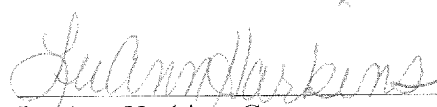
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**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.

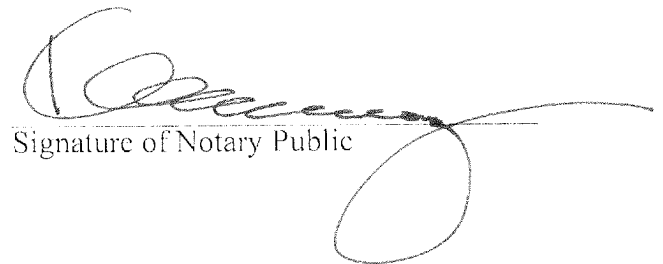
Dated: October 21, 2024.

  
Lu Ann Harkins, Grantor

STATE OF IOWA, COUNTY OF CERRO GORDO

This record was acknowledged before me on October 21, 2024, by Lu Ann Harkins, unmarried.



  
Signature of Notary Public