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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$130.40

Rev Stamp# 205 DOV# 217

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

✓ **Preparer Information:** (Name, address and phone number)

Jay E. Howe, P.O. Box 86, Greenfield, IA 50849, Phone: (641) 743-6128

Taxpayer Information: (Name and complete address)

Barbara J. Higgins, 3392 - 105th Street, Cumming, IA 50061

Return Document To: (Name and complete address)

Barbara J. Higgins, 3392 - 105th Street, Cumming, IA 50061

Grantors:

VERONICA A. HALUSKA

Grantees:

BARBARA J. HIGGINS

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of 81,800.00 Dollar(s) and other valuable consideration,
VERONICA A. HALUSKA, a single person,

BARBARA J. HIGGINS do hereby Convey to

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in and to the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.

THIS CONVEYANCE IS PART OF A PARTITION OF E 1/2 SE 1/4, SECTION 1-77-26 WEST OF THE 5TH P.M. IN WHICH VERONICA A. HALUSKA IS PAID THE SUM OF \$81,800.00 BOOT FOR THE AFORESAID PROPERTY. DECLARATION EXEMPTION NO. 13 APPLIES TO ALL BUT THE CASH SUM OF SUCH CONSIDERATION.

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: August 19, 2009

Veronica A. Haluska
VERONICA A. HALUSKA (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Madison

This instrument was acknowledged before me on August 19, 2009, by Veronica A. Haluska, a single person.

Jay E. Howe, Notary Public

