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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:

BARBARA J. HIGGINS

Grantees:

KRISTIN JEAN HIGGINS KELLY HIGGINS TURNER MICHAEL ANDREW HIGGINS

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

No CIATION	
For the consideration of <u>ONE</u> (\$1.00 OVC) BARBARA J. HIGGINS, a single person,	Dollar(s) and other valuable consideration,
KRISTIN JEAN HIGGINS, KELLY HIGGINS TURNER share and share alike, as Tenants in Common, following described real estate in Madison The Northeast Quarter of the Southeast Quarter (NE)	the towa:
Seventy-seven (77) North, Range Twenty-six (26) We	
GRANTOR BARBARA J. HIGGINS RESERVES FOR POSSESSION AND ENJOYMENT OF THE ENTIRET (LIFE ESTATE).	•
CONSIDERATION LESS THAN \$500.00; NO DEED TO DECLARATION EXEMPTION NO. 11 APPLIES.	ΓRANSFER STAMP REQUIRED.
Grantors do Hereby Covenant with grantees, and successestate by title in fee simple; that they have good and lawful authoreal estate is free and clear of all liens and encumbrances excep Covenant to Warrant and Defend the real estate against the lawf stated. Each of the undersigned hereby relinquishes all rights of to the real estate. Words and phrases herein, including acknowlesingular or plural number, and as masculine or feminine gender,	ority to sell and Convey the real estate; that the of as may be above stated; and grantors ful claims of all persons except as may be above dower, homestead and distributive share in and edgment hereof, shall be construed as in the
	Dated: Ququat 19, 2009
Darling Dingins	
BARBARA J. HIGGSINS (Grantor)	(Grantor)
(Grantor)	(Grantor)
STATE OFlowa, COUNTY OF <u>N</u> This instrument was acknowledged before me on <u>เป็นคุมคน</u> Higgins, a single person.	Madison 19,2009, by Barbara J.
	, Notary Public
	JAY E. HOWE COMMISSION # 010739 MY COMMISSION EXPIRES 03-27-(1