

BK: 2016 PG: 65
Recorded: 1/8/2016 at 2:50:50.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



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

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Norma P. Conrad
P.O. Box 74
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Norma P. Conrad

Grantees:

Karen E. Gullic
Susan E. Bentler
Vicki E. Griswold
Sharon E. Burch

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, NORMA CONRAD a/k/a NORMA P. CONRAD, a single person, do hereby Convey to KAREN E. GULLIC, SUSAN E. BENTLER, VICKI E. GRISWOLD, and SHARON E. BURCH the following described real estate in Madison County, Iowa:

Lot One (1) and the North Half (1/2) of Lot Two (2), Block Three (3), Nicholson's Addition, City of Earlham, Madison County, Iowa.

The Grantor hereby expressly reserves to herself the full benefit and use of the above described premises, and all rents, issues, and profits thereof for and during her natural life.

This is a transfer from parent to children for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of Iowa.

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: January 8, 2016

_____	<u>Norma Conrad</u>
(Grantor)	Norma Conrad (Grantor)
_____	_____
(Grantor)	(Grantor)

STATE OF IOWA COUNTY OF MADISON
This record was acknowledged before me this 8th day of January, 2016, by Norma Conrad



Samuel H. Braland
Signature of Notary Public