



BK: 2017 PG: 872
Recorded: 3/20/2017 at 12:20:27.0 PM
Fee Amount: \$17.00
Revenue Tax: \$675.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

Mail tax statements and return document to:
Brett D. Higgins and Diane R. Higgins, Trustees of the Higgins Living Trust, dated August 6, 2012., 1572
Prairieview Ave, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael D. Sobotka and Robin J. Sobotka, a married couple**, do hereby convey unto **Brett D. Higgins and Diane R. Higgins, Trustees of the Higgins Living Trust, dated August 6, 2012.**, the following described real estate:


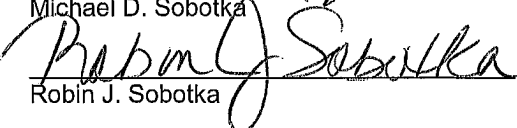
Lot One (1) of Prairieview Ridge Rural Subdivision located in the North Half (1/2) of the Southwest Quarter (1/4) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Order No.: MES-71433/DW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.


Michael D. Sobotka

Robin J. Sobotka

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on March 16, 2017 by Michael D. Sobotka and Robin J. Sobotka, a married couple.


Notary Public in and for said State

