

WARRANTY DEED

STATE OF MINNETOBA)
COUNTY OF JONES) KNOW ALL MEN BY THESE PRESENTS:
)

Grantor, Mabel Eloise Smedley, of Minnetoba City, Jones County, Minnetoba, in consideration of Grantor’s love and affection for Grantees, GRANTS AND CONVEYS to:

Angie Jean Smedley Smith and Burl Q. Smedley, as Grantees, whose mailing addresses are:

Angie Jean Smedley Smith
Rural Route 1
Mullin Grove, Oaxaca County, Minnetoba 83124

Burl Q. Smedley
1220B Victory Street
Arlington, Arlington County, Virginia 22209

An undivided one-half interest each in that certain tract or parcel of real property located in Minnetoba City, Jones County, Minnetoba, and described as follows:

Comment [bds1]: See Chapter 3 for a discussion of co-ownership of real property.

[A Legal Description of Mabel’s residential parcel in the Green Pastures subdivision of Minnetoba City is inserted here]

It is expressly understood and agreed, however, that the Grantor reserves from this conveyance a life estate in the above-described property for Grantor’s life, including the right to full possession and use of the property, the right to lease the property to others, and the right to all rents, revenues and payments generated from the property, with the remainder over at the death of Grantor to the Grantees.

Comment [bds2]: This paragraph is intended to reserve the life estate for Mabel.

TO HAVE AND TO HOLD the conveyed interest in the property described, together with all the rights and appurtenances lawfully accompanying it, by the Grantees and the Grantees’ heirs, personal representatives, successors, and assigns forever. Grantor binds herself and Grantor’s heirs, personal representatives, successors, and assigns to warrant and forever defend the property against every person lawfully claiming or to claim all or any part of the property; provided, however, it is expressly understood and agreed that this conveyance is made subject to all easements, exceptions, covenants, conditions, restrictions, reservations, and rights appearing of record.

EXECUTED on _____ [date]

Mabel Eloise Smedley [signature]

STATE OF MINNETOBA)
)
COUNTY OF JONES) CERTIFICATE OF ACKNOWLEDGMENT:
)

Before me, the undersigned Notary Public, on this day personally appeared Mabel Eloise Smedley, known to me by identification through an identification card bearing her photograph and signature to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the instrument for the purposes and considerations expressed in it.

Given under my hand and seal of office on *[date]*.

[Seal]

_____ *[signature]*
_____ *[typed name of notary]*

Notary Public in and for the Great State of Minnetoba

My commission expires:
[date]