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Return to: RE/MAX Real Estate Group, 6600 University, Des Moines, IA 50311-1693
Preparer Information Larry L. Tuel #005633, 6600 University, Des Moines, IA 50311-1693, (515) 271-7766
Individual's Name Street Address City Phone

Tax Statement to: Jeffrey Halsted & Jessica Cavanaugh, 2701 E 39th St, Des Moines, IA 50317

\$47,000.00

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Exclusive Properties, LLC, a limited liability company, does hereby convey to Jeffrey W Halsted and Jessica J Cavanaugh, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) of Phase I, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, 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: 12-11-08

Exclusive Properties, LLC
By Douglas Redmond, Pres.

(typed name and title)

STATE OF Iowa, Polk COUNTY, ss:

On this 11 day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Doug Redmond to me personally known, who being by me duly sworn did say that that person is President of Exclusive Properties, LLC, a limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Doug Redmond acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

[Signature]

Notary Public

