

FIRST REALTY
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. 000764
BOOK 2001 PAGE 764
2001 MAR -2 PM 12:10

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
50266 453-4681

PREPARED BY: S. STRAIT, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE: SEND TAX STATEMENTS TO 1974 NATURE TRAIL, WINTERSSET, IOWA 50273

\$200,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. RICKABAUGH AND LINDA L. RICKABAUGH, HUSBAND AND WIFE, hereby convey unto TRAVIS L. HIGGINS AND SHARYL K. HIGGINS, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

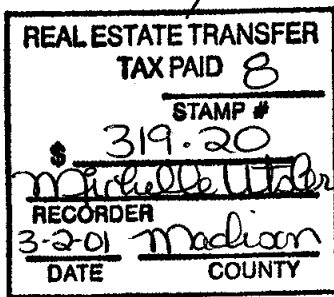
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 February 25, 2001.



By James C. Rickabaugh
JAMES C. RICKABAUGH
By Linda L. Rickabaugh
LINDA L. RICKABAUGH

STATE OF IOWA
COUNTY OF MADISON)SS.

On this 25 day of February, A.D. 2001, before me, a Notary Public in and for said State personally appeared JAMES C. RICKABAUGH AND LINDA L. RICKABAUGH, HUSBAND AND WIFE, known to be the person named in and who executed the foregoing instrument, and acknowledge that THEY executed the same as THEIR voluntary act and deed.

Charles A. Clark
Notary Public in and for Said State

Charles A. Clark
Notary Public, State of Iowa
My Commission Expires April 16, 2003

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follow: Beginning at the Southeast corner of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence along the East line of the Southeast Quarter (1/4) of said Section 20, North 00°08'46" West 1309.08 feet to the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 20; thence, along the North line of said Southeast (1/4) of the Southeast (1/4), North 89°57'00" West 462.70 feet to the centerline tangent of a county road; thence, along said tangent, South 00°45'00" West 15.94 feet; thence, continuing along said centerline tangent, South 13°45'00" East 641.00 feet; thence South 29°45'00" East 222.00 feet; thence South 02°15'00" West 337.00 feet; thence South 56°54'00" East 258.99 feet to the Point of Beginning. Said Parcel "A" contains 8.817 acres, including 1.096 acres of county road right of way.

