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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$356.80
Rev Stamp# 283 DOV# 278

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 29th DAY OF June 2005
Jan D. Deleh
Debby Conkuan
DEPUTY ASSESSOR

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536th 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(JS/JM) PH# (515) 453-4635

Mail tax statements to: NICKOLAS AND TANYA BOYLE, 130 NE Plum Ave, Earlham, IA 50072
v mca
File #6506046

COMPUTER
RECORDED
COMPARED

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Richard L. Walters and Roberta L. Walters, husband and wife, do hereby convey unto Nickolas L. Boyle and Tanya J. Boyle, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

~~Lot 3 and part of Lot 1 in Richard L. Walters Subdivision, a replat of Lots 6, 7, 8 and South 20 feet of Lot 9 in Block 2 of B.F. Allen's Addition, Earlham, Madison County, Iowa~~ See Exhibit A attached

Locally known as 130 NE Plum, Earlham, Iowa 50072.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA)
) *VIRGINIA R/W*
) *R/LW*
) SS:
COUNTY OF CLARKE)

Dated: 6-18-05

Richard L. Walters
Richard L. Walters

Roberta L. Walters
Roberta L. Walters

18th day of *June*, 2005,
before me the undersigned, a Notary Public in and for said State, personally appeared **Richard L. Walters and Roberta L. Walters, husband and wife**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Judy L Bowman
Notary Public in and for the State of Iowa
My Comm expires 10-31-06
VIRGINIA R/W
R/W

Exhibit A



Lot Three (3) **AND** that part of Lot One (1) described as follows: Beginning at the Northeast corner of Lot 3, thence North $89^{\circ}31'16''$ East 13 feet along the boundary line of Lot 1; thence South $00^{\circ}05'50''$ West 79.36 feet; thence South $89^{\circ}32'44''$ West 13 feet to the Southeast corner of Lot 3; thence North $00^{\circ}05'50''$ East 79.35 feet along the East line of Lot 3 to the point of beginning, ALL in Richard L. Walters Subdivision, a Replat of Lots 6, 7, 8 and the South 20 feet of Lot 9 in Block 2 of B. F. Allen's Addition to the City of Earlham, Madison County, Iowa, including vacated street and alley,