THIS JOAY OF June 2005

Debby Corkrain

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Book 2005 Page 2999 Type 03 001 Pages 2 Date 6/30/2005 Time 3:21 PM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$207.20 Rev Stamp# 287 DOV# 281

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

COMPUTER RECORDED COMPARED

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:

IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) Phone # (515) 453-6264

Mail tax statements to:

EDWARD L. BABBITT, 124 N. 10th St., Winterset, IA 50273

File #12505062

#130,000.00

WARRANTY DEED

Legal:

The North Half (1/2) of Out Lot Three (3), except the West 124 feet

thereof, in Loughridge & Cassiday's Addition to Winterset, Madison

County, Iowa

Address:

124 N. 10th St., Winterset, IA 50273

Parcel ID:

820 820000703010000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael J. Nevins and Linda Nevins, husband and wife**, do hereby convey unto **Edward L. Babbitt and Barbara A. Babbitt, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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.

ABENDROTH & RUSSELL, P.C.

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 SS:

COUNTY OF MADISON

On this <u>27</u> day of _______, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Michael J. Nevins and Linda Nevins, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Dated: June 27, 2005

