

ENTERED FOR TAXATION  
THIS 30 DAY OF June 2005  
*Jan Delich*  
*Debbie Carlson*  
DEPUTY

Document 2005 2999

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	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> 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. 10<sup>th</sup> 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. 10<sup>th</sup> 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.

