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Book 2019 Page 2447 Type 03 004 Pages 3

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**CORRECTIVE  
COURT OFFICER DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. P201  
Recorder's Cover Sheet

**Prepared By:** (Name, address and phone number)

Martin C. Sprock, 505 Fifth Ave., Suite 729, Des Moines, IA 50309 515-283-2147

**Taxpayer Information:** (Name and complete address)

Sandra K. Ridgway, 1010 Badger Creek Rd., Van Meter, IA 50261

EV

**Return Document To:** (Name and complete address)

Martin C. Sprock, 505 Fifth Ave., Suite 729, Des Moines, IA 50309

**Grantors:**

Forrest L. Ridgway, Sr. Executor  
Sandra K. Ridgway, Executor

**Grantees:**

Sandra K. Ridgway

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2019, Page 2239.

**CORRECTIVE  
COURT OFFICER DEED**

IN THE MATTER OF  
THE ESTATE OF  
FORREST L. RIDGWAY, SR., DECEASED

now pending in the Iowa District Court in and for Madison County.

Case No. ESPR013067

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Sandra K. Ridgway the following described real estate in Madison County, Iowa:

See attached Addendum for Legal Description.

This instrument is exempt from transfer tax under Iowa Code Section 428A.2(20) being a deed distributing assets under a Will.

This instrument corrects the legal description of the Court Officer Deed dated July 17, 2019 and recorded July 22, 2019 in Book 2019 at Page 2239 in the Recorder's Office of Madison County, Iowa.

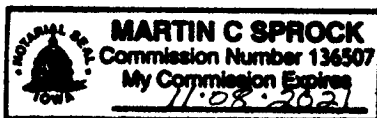
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 8/1/19

Sandra K. Ridgway  
Sandra K. Ridgway, Executor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on August 1, 2019, by Sandra K. Ridgway as Executor of the Forrest L. Ridgway, Sr. Estate.



Martin C Sprock  
Signature of Notary Public

## Addendum

Southwest Quarter (SW1/4) of Section Sixteen (16), Township Seventy-Seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except Parcel "D" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 17.64 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3481 on November 3, 2017, in the Office of the Recorder of Madison County, Iowa, as conveyed by Warranty Deed dated November 11, 2017 and recorded November 13, 2017 in Book 2017 at Page 3543 in the Office of the Recorder of Madison County, Iowa.

and

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), and the South One-Sixteenth (1/16) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

and

A parcel of land in part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17) and in part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), and in part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa: beginning at the Northwest corner of said Section Twenty-one (21) , thence North 84°01'58" East (assumed for this description), 1317.79 feet to the Northeast corner of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence South 0°23'44" West along the East line of said Northwest Quarter (1/4), Northwest Quarter, 367.77 feet; thence South 66°41'29" West, 568.02 feet; thence South 77°47'54" West, 801.63 feet to the West line of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence continuing South 77°47'54" West, 1230.35 feet; thence North 8°50'27" East, 644.06 feet; thence North 27°08'25" East, 145.69 feet to the North line of said Northeast Quarter (1/4), Northeast Quarter (1/4); thence continuing North 27°08'25" East, 402.90 feet; thence North 1°09'56" East, 537.52 feet; thence North 37°32'56" West, 518.28 feet to the North line of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence North 83°22'53" East, 1172.41 feet to the Northeast corner of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence South 0°24'07" West, 1329.09 feet to the point of beginning containing 61.85 acres, more or less.