



Document 2021 3856

Book 2021 Page 3856 Type 03 001 Pages 3

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Jeffrey Alan Ridgway and Connie Lea Ridgway, as Trustees of the  
Jeffrey A. and Connie L. Ridgway Revocable Living Trust, 1294 Timber Ridge Avenue, Van  
Meter, IA 50261

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Jeffrey Alan Ridgway and Connie Lea Ridgway

**Grantees:** Jeffrey Alan Ridgway and Connie Lea Ridgway, as Trustees of the Jeffrey A. and  
Connie L. Ridgway Revocable Living Trust, dated June 19, 2017

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey Alan Ridgway and Connie Lea Ridgway, husband and wife, do hereby Convey to Jeffrey Allen Ridgway and Connie Lea Ridgway, as Trustees of the Jeffrey A. and Connie L. Ridgway Revocable Living Trust, dated June 19, 2017, the following described real estate in Madison County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).**

The South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20), and the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21); all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Seventeen (17) and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-one (21), containing 61.85 acres, as shown in Plat of Survey filed in Book 3, Page 569 on May 4, 2000, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Seventeen (17), containing 3.72 acres, as shown in Plat of Survey filed in Book 2002, Page 3426 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20), containing 5.15 acres, as shown in Plat of Survey filed in Book 2002, Page 3427 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa.

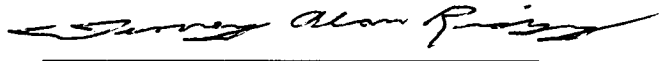
AND

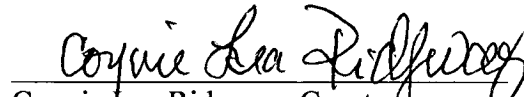
Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.72 acres, as shown in Plat of Survey filed in Book 2002, Page 3426 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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.

Dated: 9/13/21

  
Jeffrey Alan Ridgway, Grantor

  
Connie Lea Ridgway, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 13, 2021 by  
Jeffrey Alan Ridgway and Connie Lea Ridgway.

  
Signature of Notary Public

