



Document 2021 871

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Date 3/03/2021 Time 11:35:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$698.40

Rev Stamp# 85 DOV# 89

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**Preparer:** Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

✓ **Taxpayer Information and Return To:**  
Thomas James Ridge, 2712 John Wayne Dr., Winterset, IA 50273

WF 100931

\$437,000

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gary Barker and Patricia Barker, a married couple**, do hereby Convey to **Thomas James Ridge and Heather Joy Terwilliger**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:


**Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 16 on June 10, 1997, in the Office of the Recorder of Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

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: 2-25-2021

  
\_\_\_\_\_ )  
Gary Barker

  
\_\_\_\_\_ )  
Patricia Barker

STATE OF Iowa )  
COUNTY OF Madison ) ss:

This record was acknowledged before me on 2/25/2021,  
by Gary Barker and Patricia Barker, a married couple.

  
\_\_\_\_\_ )  
Notary Public in and for said State

