

\$2,040,000.00

BK: 2024 PG: 1701
Recorded: 7/17/2024 at 8:19:11.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$3,263.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Paul J. Sigwarth, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (kmp)

24-39935

Taxpayer Information:

Laura B. Leibfried, as Trustee of the Laura B. Leibfried Trust dated September 18, 2015,
351 West Bonnet Drive
East Dubuque, IL 61025

Return Document To:

Laura B. Leibfried, as Trustee of the Laura B. Leibfried Trust dated September 18, 2015,
351 West Bonnet Drive
East Dubuque, IL 61025

Grantor:

Ridge Investment Group, LLC

Grantee:

Laura B. Leibfried, as Trustee of Laura B. Leibfried Trust dated September 18, 2015

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Ridge Investment Group, LLC, a Missouri limited liability company, does hereby Convey to Laura B. Leibfried, Trustee of Laura B. Leibfried Trust dated September 18, 2015, the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 33 feet West and 144 feet North of the Southeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 264 feet, thence North 132 feet, thence East 10 feet, thence North 205 feet, thence East 254 feet; thence South 337 feet to the point of beginning, EXCEPT Parcel "A" located in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-six (36), containing 0.582 acres, as shown in Plat of Survey filed in Book 2, Page 301 on October 24, 1996 in the Office of the Recorder of Madison County, Iowa.

The grantor hereby covenants with grantee, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: July 11, 2024


RIDGE INVESTMENT GROUP, LLC.

By 
Stephen M. Zang, Authorized Representative

STATE OF MISSOURI, COUNTY OF ST. LOUIS

This record was acknowledged before me on July 11th, 2024, by Stephen M. Zang, as Authorized Representative of Ridge Investment Group, LLC, a Missouri limited liability company.

(insert notary stamp or seal below)



Signature of Notary Public

