



Document 2009 2779

Book 2009 Page 2779 Type 03 001 Pages 2  
Date 9/04/2009 Time 3:45 PM  
Rec Amt \$14.00 Aud Amt \$10.00  
Rev Transfer Tax \$559.20  
Rev Stamp# 223 DOV# 234

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

MCA-2P



### WARRANTY DEED

(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone:  
(515) 222-9900

\$350,000.00

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

Aaron Finch; 1350 Osage Street, Creston, IA 50801

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

Aaron Finch; 1350 Osage Street, Creston, IA 50801

**Grantors:**

Ridout Family Farms, LLC

**Grantees:**

Aaron Finch  
Loretta L. Harvey

**Legal description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of One Dollar (\$1.00)

Dollar(s) and other valuable consideration,  
Ridout Family Farms, LLC

a corporation organized and existing under the laws of  
Iowa

does hereby Convey to

Aaron Finch and Loretta L. Harvey, husband and wife as joint tenants with full rights of survivorship  
and not as tenants in common

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section  
Twenty-two (22), and the South Half (1/2) of the Northwest Quarter (1/4) and the West 27 Rods of the  
North 4 Rods of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three  
(23), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th Principal  
Meridian, Madison County, Iowa.



The Corporation hereby covenants with grantees, 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.

Ridout Family Farms, LLC

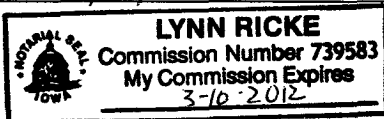
a(n) Iowa corporation

Dated: 9/2/09

By Kevin Ridout, managing member

Kevin Ridout, Managing Member Title

By B. R. E. [Signature] MANAGING MEMBER Title



STATE OF IOWA COUNTY OF Dallas

This instrument was acknowledged before me on 9/2/09  
by Kevin Ridout  
as Managing Member  
of Ridout Family Farms, LLC

[Signature], Notary Public