

REAL ESTATE TRANSFER  
TAX PAID 42  
STAMP #  
\$ 387.20  
Michelle Utsler  
RECORDER  
5-26-00 Madison  
DATE COUNTY

RECS 5<sup>00</sup>  
AUDS 15<sup>00</sup>  
G.M.F. \$ 1<sup>00</sup>

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RECORDED   
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004448  
FILED NO.  
BOOK 142 PAGE 574  
2000 MAY 26 PM 3:54  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City Phone



Address Tax Statement: Mr. and Mrs. Jeffrey Alan Ridgway  
53 Lincoln Avenue  
Indianola, IA 50125

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of two hundred forty-two thousand five hundred and no/100  
Dollar(s) and other valuable consideration,  
Lester L. Marquardt and Mary Lou Marquardt, husband and wife,

do hereby Convey to  
Jeffrey Allen Ridgway and Connie Lea Ridgway, as joint tenant 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 Section Twenty (20), the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), the South Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), 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 5th P.M., Madison County, Iowa,

This Warranty Deed is given in fulfillment of an Amended and Substituted Real Estate Contract recorded January 9, 1996, in Book 145 commencing on Page 518 in the office of the Madison County, Iowa Recorder.

135  
AMR

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.

STATE OF IOWA

Dated: May 26, 2000

MADISON COUNTY,

ss:

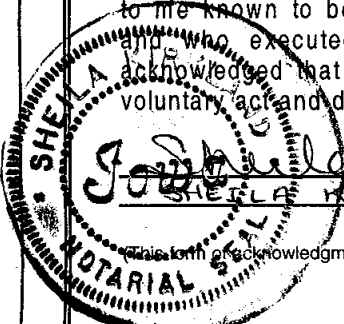
On this 26<sup>th</sup> day of May, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Lester L. Marquardt and Mary Lou Marquardt

Lester L. Marquardt  
Lester L. Marquardt (Grantor)

Mary Lou Marquardt  
Mary Lou Marquardt (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
(Grantor)



Sheila Kirkland  
SHEILA KIRKLAND  
Notary Public

\_\_\_\_\_  
(Grantor)

This form of acknowledgment for individual grantor(s) only