

REAL ESTATE TRANSFER
TAX PAID 43
STAMP #
\$ 333.60
Michelle Utzler
RECORDER
52600 *Madison*
DATE COUNTY

REC'D 5⁰⁰
AUDG 15⁰⁰
FILE \$ 1⁰⁰

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RECORDED
COMPARED _____

FILED NO. **004449**
BOOK 142 PAGE 575
2000 MAY 26 PM 3: 58

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-491

Preparer Information

JOHN E. CASPER
Individual's Name

223 EAST COURT AVENUE
Street Address

WINTERSET
City

Phone



Address Tax Statement Forrest L. Ridgway
1010 Badger Creek Road
Van Meter, Iowa 50261

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Eight Thousand Seven Hundred and no/100 (\$208,700.00)
Dollar(s) and other valuable consideration,
Jeffrey Alan Ridgway and Connie Lea Ridgway, Husband and Wife.

do hereby Convey to
Forrest L. Ridgway and Sandra K. Ridgway, 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 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.

A parcel of land in part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17) and in part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty, (20) and in part of the Northwest Quarter (1/4) of the Northwest Quarter (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: beginning at the Northwest corner of said Section Twenty-one (21), thence North 84°01'58" East (assumed for this description), 1317.79 feet to the Northeast corner of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence South 0°23'44" West along the East line of said Northwest Quarter (1/4), Northwest Quarter (1/4), 367.77 feet; thence South 66°41'29" West, 568.02 feet; thence South 77°47'54" West, 801.63 feet to the West line of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence continuing South 77°47'54" West, 1230.35 feet; thence North 8°50'27" East, 644.06 feet; thence North 27°08'25" East, 145.69 feet to the North line of said Northeast Quarter (1/4), Northeast Quarter (1/4); thence continuing North 27°08'25" East, 402.90 feet; thence North 1°09'56" East, 537.52 feet; thence North 37°32'56" West, 518.28 feet to the North line of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence North 83°22'53" East, 1172.41 feet to the Northeast corner of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence South 0°24'07" West, 1329.09 feet to the point of beginning containing 61.85 acres, more or less.

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 11, 2000

ss:

MADISON COUNTY,

On this 11th day of May
2000

, before me, the undersigned, a Notary Public in and for said State, personally appeared
Jeffrey Alan Ridgway and Connie Lea Ridgway

Jeffrey Alan Ridgway
Jeffrey Alan Ridgway (Grantor)

Connie Lea Ridgway
Connie Lea Ridgway (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 and legal deed.

John E. Casper
John E. Casper
Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

