

REAL ESTATE TRANSFER  
TAX PAID 29  
STAMP #  
\$ 81.60  
*Nicki Utsler*  
RECORDER  
227-03 *Madison*  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

001072  
FILED NO.  
BOOK 2003 PAGE 1072  
2003 FEB 27 PM 12:48

Preparer Information: *John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912*  
Individual's Name Street Address City Phone

NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA



Address Tax Statement: John A. Groomes  
624 - 56th Street  
Des Moines, IA 50312

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of FIFTY ONE THOUSAND FIVE HUNDRED AND NO/100  
Dollar(s) and other valuable consideration,  
JEFFREY ALAN RIDWAY and CONNIE LEA RIDGWAY, Husband and Wife

do hereby Convey to  
JOHN A. GROOMES

the following described real estate in Madison County, Iowa:

A parcel of land in the NW 1/4 of the NE 1/4 of section 20, T-77N, R-26 West of the 5th P.M., Madison County, Iowa: beginning at the SW corner of the said NW 1/4, NE 1/4, thence N 0°30'28" E (assumed for this description) along the West line of the said NW 1/4, NE 1/4, 220.00 feet; thence N 83°44'37" E, 580.00 feet; thence S 84°37'22" E, 418.59 feet; thence N 83°44'37" E, 175.00 feet; thence S 0°30'28" W, 135.00 feet to the South line of the said NW 1/4, NE 1/4; thence S 83°44'37" W, 1175.00 feet to the point of beginning containing 5.15 acres, more or less, including 0.20 acres of road right of way along the West side thereof,

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: February 26, 2003

MADISON COUNTY,

ss:

On this 26 day of February,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Alan Ridgway and Connie Lea Ridgway

*Jeffrey Alan Ridgway*

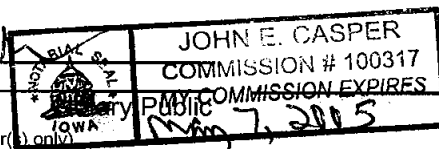
JEFFREY ALAN RIDGWAY (Grantor)

*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 act and deed.

*John E. Casper*



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

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

(Grantor)