

ENTERED FOR TAXATION  
THIS 16 DAY OF January  
2006 Jean Utsler  
AUDITOR  
DEPUTY AUDITOR

Document 2006 378

Book 2006 Page 378 Type 03 001 Pages 2  
Date 1/26/2006 Time 3:24 PM  
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

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

Tom W. George  
3737 Westown Parkway, Suite 2D  
West Des Moines, IA 50266  
Phone: (515) 327-1750

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

Marc A. Ridout

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

Tom W. George  
3737 Westown Parkway, Suite 10  
West Des Moines, Iowa 50266

**Grantors:**

Gary L. Ridout  
Kathleen A. Ridout

**Grantees:**

Marc A. Ridout

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of (\$1.00) One and no/100-----  
Dollar(s) and other valuable consideration,

Gary L. Ridout and Kathleen A. Ridout, husband and wife,

do hereby Convey to

Marc A. Ridout, married,

the following described real estate in Madison County, Iowa:

Parcel B - That part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa, described as follows: Commencing at the center of said Section 16 as the Point of Beginning; thence S89° 48' 30" E 380.00 feet along the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 16; thence S00° 00' 00" W 687.79 feet; thence N89° 48'30" W 380.00 feet; thence N 00°00'00" E687.79 feet to the Point of Beginning. Said parcel contains 6.00 acres, more or less, of which 0.35 acres is existing Madison County Road Right-of-Way.

This deed is between family members and is exempt from filing of Declaration of Value and Groundwater Hazard Statements.

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,  
COUNTY OF Polk

Dated: 01-23-06

This instrument was acknowledged before me on 01-23, 06 by Gary L. Ridout and Kathleen A. Ridout, husband and wife,

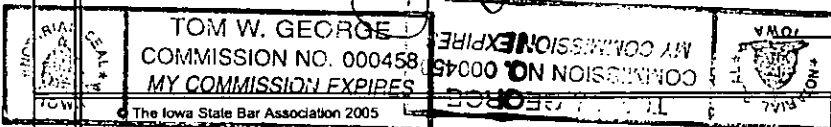
Gary L. Ridout (Grantor)

Kathleen A. Ridout (Grantor)

Tom W. George  
Notary Public

(Grantor)

(Grantor)



1/24/08