

THE IOWA STATE BAR ASSOCIATION  
Official Form No 101

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP # 30  
\$47  
Michelle Utshel  
RECORDER  
10-3-97 Madison  
DATE COUNTY

REC'D 10/00  
AUD 5/00  
R.M.F. 1/00

FILED NO 1369  
BOOK 138 PAGE 66  
97 OCT -3 PH 2:29  
MICHELLE UTSHEL  
RECORDER  
MADISON COUNTY, IOWA

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912  
Information Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Thirty Thousand and no/100 (\$30,000 00) - - - -  
Dollar(s) and other valuable consideration,  
George C Berry and Ethel I Berry, husband and wife, and,  
Alice M. Beardsley and Wilbur J Beardsley, wife and husband

do hereby Convey to  
Gary L Ridout, Sr

the following described real estate in Madison County, Iowa

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township  
Seventy-four (74) North, Range Twenty-eight (28), West of the 5th P M, Madison County,  
Iowa



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 September 9, 1997

MADISON COUNTY, SS  
On this 9<sup>th</sup> day of September,  
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared

George C Berry and Ethel I Berry  
George C Berry (Grantor)

Ethel I Berry (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  
Alice M Beardsley (Grantor)

Wilbur J Beardsley (Grantor)

Leonard M. Flander Notary Public  
(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA , POLK COUNTY, ss

On this 15<sup>th</sup> day of September , 19 97 before me, the undersigned, a Notary Public in and for said State, personally appeared

Alice M Beardsley and Wilbur J Beardsley

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



David W. McClannahan 5/4/99  
Notary Public

STATE OF \_\_\_\_\_ , \_\_\_\_\_ COUNTY, ss

On this \_\_\_\_\_ day of \_\_\_\_\_ , 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

