



Document 2011 1927

Book 2011 Page 1927 Type 03 001 Pages 1
Date 7/26/2011 Time 1:20 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$261.60
Rev Stamp# 219 DOV# 233
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Ridout Family Farms L.L.C., 3117 Park Plaza Dr., Des Moines, IA 50315</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Ridout Family Farms L.L.C., 3117 Park Plaza Dr., Des Moines, IA 50315</u>		



WARRANTY DEED

For the consideration of \$164,000.00 Dollar(s) and other valuable consideration,
Larry A. Hughes and Betty A. Hughes, Husband and Wife

do hereby

Convey to Ridout Family Farms L.L.C.

the

following described real estate in Madison County, Iowa:
The South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22), in Township
Seventy-five (75) North, Range Twenty-nine (29) 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.

Dated: June 27, 2010

Larry A. Hughes (Grantor) Betty A. Hughes (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 27, 2010, by Larry A. Hughes and Betty A. Hughes

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 7/29/12

Laurence C Watts, Notary Public

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