



Document 2014 1445

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Date 6/17/2014 Time 12:53 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$308.00

Rev Stamp# 193 DOV# 200

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$193,000

**WARRANTY DEED  
(CORPORATE GRANTOR)**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104

**Recorder's Cover Sheet**

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

Marcus F. Abels  
604 Locust Street, Suite 222  
Des Moines, IA 50309  
Phone: (515) 288-5000

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

Ridgway Properties, L.L.C.  
5726 Ashworth Rd  
West Des Moines, IA 50266

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

Ridgway Properties, L.L.C.  
5726 Ashworth Rd  
West Des Moines, IA 50266

**Grantors:**

Grinnell State Bank

**Grantees:**

Ridgway Properties, L.L.C.

**Legal description:** See Page 2

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

313



### WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of One (\$1.00) Dollar(s)  
and other valuable consideration, Grinnell State Bank

a corporation organized and existing under the laws of Iowa

does hereby Convey to Ridgway Properties, L.L.C.

the following described real estate in Madison County, Iowa:  
See 1 in Addendum

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 11<sup>th</sup>, 2014

GRINNELL STATE BANK

By [Signature]  
Jonathan A. Albert, Market President

By \_\_\_\_\_

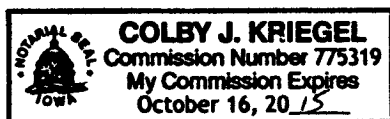
STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 11 day of June, 2014,

by Jonathan A. Albert

as Market President

of Grinnell State Bank



[Signature]  
Signature of Notary Public

## Addendum

1. Lot One (1) of Woodland Valley Estates Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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, together with an undivided  $\frac{1}{31}$ st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

AND

Lots Fifteen (15), Sixteen (16), Twenty-two (22) and Twenty-seven (27) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided  $\frac{1}{31}$ st interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

AND

Lots Four (4), Four A (4A), and Twelve (12) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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, together with an undivided  $\frac{1}{31}$ st interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

AND

Lots Twenty A (20A), Twenty B (20B), Twenty-six A (26A), Twenty-eight A (28A) and Twenty-eight B (28B) of the Replat of Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided  $\frac{1}{31}$ st interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

All subject to easements and restrictions of record.

