



Document 2015 1926

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Date 7/10/2015 Time 1:16:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 214 DOV# 229

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$60,000.⁰⁰

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-6211

Return to:

Benjamin D. Total, 2965 133rd Ct, Van Meter, IA 50261

Mail tax statements to:

Benjamin D. Total, 2965 133rd Ct, Van Meter, IA 50261

Order No.: MES-59811/DV

MBK 14574

WARRANTY DEED

Legal: **Lot One (1) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (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 1/31st 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).**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Ridgway Properties, L.L.C., a limited liability company**, does hereby convey unto **Benjamin D. Total, a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

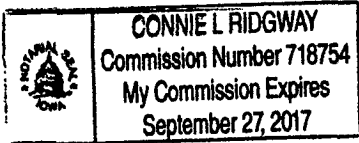
This deed is executed as provided in the operating agreement of the limited liability company.

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.

Ridgway Properties, L.L.C.
BY: [Signature]

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on July 6, 2015 by Terrest Ridgway, Jr. as Manager of Ridgway Properties, L.L.C..



Connie L. Ridgway
Notary Public in and for said State