



Document 2015 1981

Book 2015 Page 1981 Type 03 001 Pages 2  
Date 7/15/2015 Time 12:44:38PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$31.20  
Rev Stamp# 219 DOV# 234

INDEX  
-ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



520.000

### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

#### Recorder's Cover Sheet

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

James S. Dougherty, 801 North Avenue, Norwalk, IA 50211, (515) 981-5401

1  
2

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

Forrest L. Ridgway III and Kristen J. Ridgway, 4305 Cody Drive, West Des Moines, Iowa 50265

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

Forrest L. Ridgway III and Kristen J. Ridgway, 4305 Cody Drive, West Des Moines, Iowa 50265

**Grantors:**

Ridgway Properties, LLC

**Grantees:**

Forrest L. Ridgway III and Kristen J.  
Ridgway

**Legal description:** See Page 2

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other  
valuable consideration, Ridgway Properties, LLC

a(n) Limited liability company organized and existing under  
the laws of State of Iowa does hereby Convey to Forrest L. Ridgway III and  
Kristen J. Ridgway, Husband and Wife, as joint tenants with full rights of survivorship and not as  
tenants in common the following described real estate in Madison County, Iowa:  
Lot 26A 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 (1/2) of the Northwest Quarter (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 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 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).



The grantor 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 sin-  
gular or plural number, according to the context.

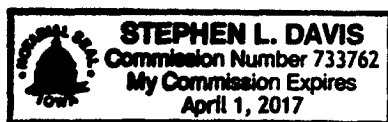
Dated: 7/13/15

Ridgway Properties  
a(n) Limited liability company

By Forrest L. Ridgway III  
Forrest Ridgway III, Manager/ Member

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF DALLAS  
This record was acknowledged before me on this 13th day of July, 2015,  
by Forrest Ridgway III  
as Manager/ Member  
of Ridgway Properties, LLC



[Signature]  
Signature of Notary Public