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Book 2015 Page 1997 Type 03 001 Pages 2
Date 7/17/2015 Time 9:53:17AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Martin C. Sprock, 505 - 5th Avenue, Suite 729, Des Moines, IA 50309, Phone: (515) 283-2147

Taxpayer Information: (Name and complete address)

Forrest L. Ridgway, 1010 Badger Creek Rd., Van Meter, IA 50261

Return Document To: (Name and complete address)

Martin C. Sprock, 505 - 5th Avenue, Suite 729, Des Moines, IA 50309

Grantors:

Forrest L. Ridgway
Sandra K. Ridgway

Grantees:

Forrest L. Ridgway

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Forrest L. Ridgway and Sandra K. Ridgway, Husband and Wife
do hereby Convey to Forrest L. Ridgway, a married person
_____ the following described real estate in Madison County, Iowa:

Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This instrument is exempt from transfer tax under Iowa Code Section 428A.2(11) being a transfer between
spouses without actual consideration.

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: 6-29-2015

Forrest L. Ridgway
Forrest L. Ridgway (Grantor)

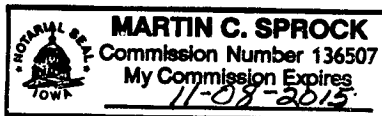
Sandra K. Ridgway
Sandra K. Ridgway (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 29th day of June, 2015, by Forrest L.
Ridgway and Sandra K. Ridgway, Husband and Wife



Martin C. Sprock
Signature of Notary Public