



Document 2015 2236

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Recorded: 8/7/2015 at 9:12:15.0 AM

Fee Amount: \$17.00

Revenue Tax: \$138.40

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO

SCAN

CHEK

Rev Stamp# 263 DOV# 279

This instrument prepared by:

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

Phone No.: (515)453-4216

Return to:

Paul J. Andersen, Woodland Valley Estates, #28A/28B, Van Meter, IA 50261

Mail tax statements to:

Paul J. Andersen, 2401 NW Park Meadows Dr., Ankeny, IA 50023

Order No.: MES-60574/SD

\$87,000

WARRANTY DEED

Legal: Lots Twenty-eight A (28A) and Twenty-eight B (28B) of the Replat of Lots 20, 26, and 28 of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION, located in the South Half of the Northwest Quarter (S ½ NW ¼) of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest for each lot in all common areas as set forth 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).

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 **Paul J. Andersen, a single person and Veronica T. Wagener, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

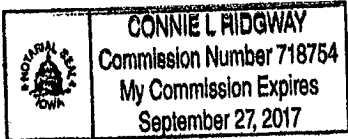
BY: Forrest L. Ridgway

STATE OF Iowa)

COUNTY OF Folk)

SS:

This instrument was acknowledged before me on July 30, 2015 by Forrest L. Ridgway as manager of Ridgway Properties, L.L.C., a limited liability company.



Connie L. Ridgway
Notary Public in and for said State