



Document 2016 44

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by:

Amy Krueger
iDonate Foundation LLC
706 North Lindenwood Drive
Olathe, KS 66062
913-310-0279

✓

Return to:

iDonate Real Property LLC
c/o Lindsay Donaldson
14643 Dallas Parkway
Ste. 900
Dallas, TX 75254

Tax information:

Parcel ID #031012140201000
iDonate Real Property LLC
706 North Lindenwood Drive
Olathe, KS 66062

This transfer is exempted from declaration of value by Iowa Code 428A.2 exception #21, a transfer of \$500 or less.

WARRANTY DEED OF GIFT

THIS WARRANTY DEED OF GIFT (this "Deed") is made this 11th day of December, 2015, by **Ridgway Properties, L.L.C.** ("Grantor"), an Iowa limited liability company of 5726 Ashworth Road, West Des Moines, IA 50266, to and for the benefit of **iDonate Real Property LLC** ("Grantee") of 706 North Lindenwood Drive, Olathe, KS 66062, a Missouri limited liability company whose sole member is Servant Foundation, which is a nonprofit corporation and tax-exempt organization classified as a public charity pursuant to Sections 501(c)3 and 509(a)(1) of the Internal Revenue Code of 1986.

WITNESSETH, that for no consideration, but instead as a gift and charitable contribution, and with charitable intent, Grantor by these presents, hereby gifts, donates, gives, and conveys to Grantee, its successors, and assigns, a 100% undivided interest in the following described lot, tract, or parcel of land, together with any and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits, and rights-of-way appurtenant to such tracts of land or any one or combination thereof (the "Property"), lying, being, and situate in the County of Madison and State of Iowa, to-wit:

Lot 20A of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) 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 Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Subject to (a) any and all rights, reservations, restrictions, liens, easements and matters of record, (b) unpaid taxes and assessments not yet due and payable, (c) zoning ordinances, (d) all matters visible upon a physical inspection, and (e) matters which would be disclosed by an accurate ALTA survey.

TO HAVE AND TO HOLD the 100% undivided interest in the Property, together with all and singular the improvements located on the property, the hereditaments, rights, tenements, and appurtenances pertaining to the property, forever in FEE SIMPLE.

GRANTOR for itself, its successors, and assigns, does hereby covenant, promise, and agree to and with said Grantee, that at the delivery of these presents, (a) that Grantor is lawfully seized in fee simple of the Property; (b) that Grantor has a good right to convey the 100% undivided interest in the Property; (c) that the Property is free, clear, discharged, and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of what nature or kind soever, by, through, or under said Grantor except as shown above, and that Grantor will warrant and forever defend said interest unto the said Grantee, its successors and assigns, against all and every person or persons whomsoever, lawfully claiming or to claim the same by, through, or under the Grantor, but none other.

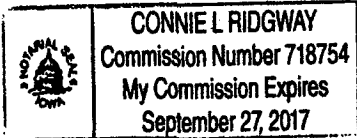
THIS DEED represents a voluntary conveyance of the 100% undivided interest in the Property made by Grantor in favor of Grantee by way of gift, donation, or contribution.

THIS DEED is made subject to all easements, restrictions, and reservations, if any, now of record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year shown above.

Ridgway Properties, L.L.C.
an Iowa limited liability company

By 
Forrest Ridgway, Manager



STATE OF IOWA)
COUNTY OF JACKSON) ss. CR

On this 11 day of December 2015, before me appeared Forrest Ridgway, to me personally known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the document, who being by me duly sworn, did say that he is a Manager of **Ridgway Properties, L.L.C.**, an Iowa limited liability company, and that the foregoing instrument was signed on behalf of said company by authority of its Members and Managers, and Forrest Ridgway acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Connie L. Ridgway
Notary Public
Print Name: Connie L. Ridgway

My commission expires:
9/27/17