



BK: 2016 PG: 598
Recorded: 3/11/2016 at 10:21:20.0 AM
Fee Amount: \$17.00
Revenue Tax: \$76.00
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700
Return to:
Christopher J. Engelhardt, 133rd Ct Lot 20B, Van Meter, IA 50261
Mail tax statements to:
Christopher J. Engelhardt, 133rd Ct Lot 20B, Van Meter, IA 50261

Phone No.: 515-453-4681

Order No.: MES-64359/MD

WARRANTY DEED

Legal: Lot Twenty B (20B) 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 for each lot 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).

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 **Christopher J. Engelhardt, a single person and Kelly C. McCoy, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, 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: *[Signature]*
Forrest L. Ridgway Jr., manager

STATE OF *Indiana*)
COUNTY OF *Delk*)

SS:

This instrument was acknowledged before me on *March 9, 2016* by *Forrest L. Ridgway Jr.* as *manager* of Ridgway Properties, L.L.C..

Connie L. Ridgway
Notary Public in and for said State

