



BK: 2016 PG: 2418
Recorded: 8/23/2016 at 9:32:22.0 AM
Fee Amount: \$17.00
Revenue Tax: \$127.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,
Des Moines, IA 50309

Phone No.: (515)453-6211

Mail tax statements and return to:

Matthew Christensen and Kyra Christensen, 9065 Greenspire Dr #103, West Des Moines , IA
50266

Order No.: MES-68035/DV

WARRANTY DEED

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 **Matthew Christensen and Kyra Christensen, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Legal: **Lot Sixteen (16) 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 interest in all common area 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).**

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Grantor does hereby covenant 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.

This deed is given in the normal course of business for the Grantor and the undersigned conveys title with full authority to execute documents of conveyance on behalf of the Grantor.

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.

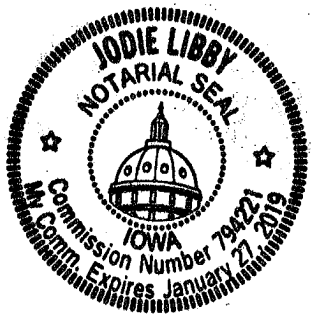
BY: 

Printed Name: Forrest L. Ridgway Jr.
SS: Manager

STATE OF Iowa
COUNTY OF Polk

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This instrument was acknowledged before me on Aug 11, 2016 by Forrest L. Ridgway, Jr. as Manager of Ridgway Properties, L.L.C..



Jodie Libby
Notary Public in and for said State