

**BK: 2016 PG: 2898**  
**Recorded: 9/30/2016 at 11:15:09.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$127.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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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)453-5724

Mail tax statements and return to:

Beth Kaiser and Joshua Kaiser, 7126 Hickory Ln, Urbandale, IA 50322

Order No.: MES-68408/CC

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## **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 **Beth Kaiser and Joshua Kaiser, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Legal: **Lot Twenty-two (22) 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: *Forrest L. Ridgway, Jr.*  
Forrest L. Ridgway, Jr.  
Manager

STATE OF *Iowa* )  
COUNTY OF *Folk* ) SS:

This instrument was acknowledged before me on *9-26-16* by Forrest L. Ridgway, Jr. as Manager of Ridgway Properties, L.L.C..

*Connie L. Ridgway*  
Notary Public in and for said State

