



Document 2017 3275

Book 2017 Page 3275 Type 03 001 Pages 2

Date 10/18/2017 Time 12:35:26PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$484.00 ANNO

Rev Stamp# 448 DOV# 457 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
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.: 515-453-4216

Mail tax statements and return document to:

Jeff Dudley, 305 Cedar Ave NE, Earlham, IA 50072

WTM39616

$\frac{1}{2}$  \$303,000

# WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lance Ridgely and Angela Ridgely, a married couple**, do hereby convey unto **Jeff Dudley, a married person, and Craig Clark, a married person, as tenants in common**, the following described real estate:

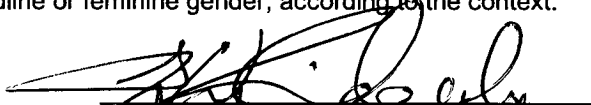
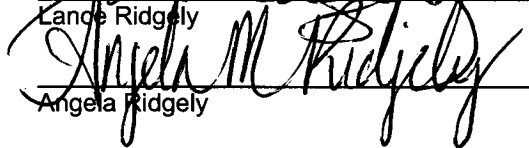
**Lot Five (5) of Clearview Estates Plat 1, an Official Plat in the City of Earlham, Madison County, Iowa.**



**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

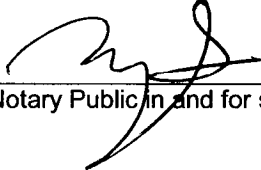
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

  
Lance Ridgely  
  
Angela Ridgely

STATE OF Iowa )  
COUNTY OF Dallas ) SS:

This instrument was acknowledged before me on October 13 2017 by Lance Ridgely and Angela Ridgely, a married couple.

  
Notary Public in and for said State

