



**BK: 2017 PG: 3543**  
**Recorded: 11/13/2017 at 10:30:38.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$363.20**  
**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 document to:  
Christopher R. Egan and Renee A. Egan, 1470 93rd St., West Des Moines , IA 50266

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Forrest L. Ridgway and Sandra K. Ridgway, a married couple**, does hereby convey unto **Christopher R. Egan and Renee A. Egan, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "D" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 17.64 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3461 on November 3, 2017, in the Office of the Recorder of Madison County, Iowa.**

Order No.: MES-76916/DV

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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

Forrest L. Ridgway  
Forrest L. Ridgway

Sandra K. Ridgway  
Sandra K. Ridgway

STATE OF Iowa  
COUNTY OF Folk

)  
) SS:

This instrument was acknowledged before me on November 11 2017 by Forrest L. Ridgway and Sandra K. Ridgway, a married couple.

Connie L. Ridgway  
Notary Public in and for said State

