



Document 2019 2239

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Martin C. Sprock, 505 Fifth Ave., Suite 729, Des Moines, IA 50309 515-283-2147

Taxpayer Information: (Name and complete address)

Sandra K. Ridgway, 1010 Badger Creek Rd., Van Meter, IA 50261

Return Document To: (Name and complete address)

Martin C. Sprock, 505 Fifth Ave., Suite 729, Des Moines, IA 50309

Grantors:

Forrest L. Ridgway, Sr. Executor
Sandra K. Ridgway, Executor

Grantees:

Sandra K. Ridgway

Legal description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
FORREST L. RIDGWAY, SR., DECEASED

now pending in the Iowa District Court in and for Madison County.

Case No. ESPR013067

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Sandra K. Ridgway the following described real estate in Madison County, Iowa:

See attached Addendum for Legal Description.

This instrument is exempt from transfer tax under Iowa Code Section 428A.2(20) being a deed distributing assets under a Will.

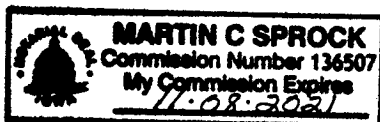
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 7/17/19

Sandra K. Ridgway
Sandra K. Ridgway, Executor

STATE OF IOWA, COUNTY OF BOLK

This record was acknowledged before me on July 17, 2019, by
Sandra K. Ridgway as Executor of the Forrest L. Ridgway, Sr. Estate.



Martin C Sprock
Signature of Notary Public

Addendum

Southwest Quarter (SW1/4) of Section Sixteen (16), Township Seventy-Seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

and

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), and the South One-Sixteenth (1/16) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

and

A parcel of land in part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17) and in part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), and in part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: beginning at the Northwest corner of said Section Twenty-one (21) , thence North 84°01'58" East (assumed for this description), 1317.79 feet to the Northeast corner of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence South 0°23'44" West along the East line of said Northwest Quarter (1/4), Northwest Quarter, 367.77 feet; thence South 66°41'29" West, 568.02 feet; thence South 77°47'54" West, 801.63 feet to the West line of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence continuing South 77°47'54" West, 1230.35 feet; thence North 8°50'27" East, 644.06 feet; thence North 27°08'25" East, 145.69 feet to the North line of said Northeast Quarter (1/4), Northeast Quarter (1/4); thence continuing North 27°08'25" East, 402.90 feet; thence North 1°09'56" East, 537.52 feet; thence North 37°32'56" West, 518.28 feet to the North line of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence North 83°22'53" East, 1172.41 feet to the Northeast corner of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence South 0°24'07" West, 1329.09 feet to the point of beginning containing 61.85 acres, more or less.