

BK: 2025 PG: 203  
Recorded: 1/22/2025 at 3:11:08.0 PM  
Pages 3  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

**Taxpayer Information:** Thomas D. Bass and Carol A. Bass, 2223 Kippy Lane, Winterset, IA  
50273

**Return Document To:** Thomas D. Bass, 2223 Kippy Lane, Winterset, IA 50273

**Grantors:** Thomas D. Bass and Carol A. Bass

**Grantees:** Thomas D. Bass and Carol A. Bass

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2015, Page 2476



## **WARRANTY DEED JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration, Thomas D. Bass and Carol A. Bass, husband and wife, do hereby Convey to Thomas D. Bass and Carol A. Bass, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lots Two (2), Four (4), Five (5), Fourteen (14), except Parcel "C", as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2020, in the Office of the Recorder of Madison County, Iowa; and Lots Fifteen (15), and Sixteen (16), all in Kippy Ridge Estates, located in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa.**

**The North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT two (2) acres in a triangular form out of the Northeast corner thereof, AND EXCEPT Parcel "A", located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), containing 3.295 acres, as shown in Plat of Survey filed in Book 2003, Page 659 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part of Kippy Ridge Estates that lies therein, as shown in Plat of Survey filed in Book 2004, Page 2593 on June 5, 2004, in the Office of the Recorder of Madison County, Iowa.**

**The Southeast Quarter ( $\frac{1}{4}$ ) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

**The North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa.**

This deed is exempt according to Iowa Code 428A.2(10).

This Warranty Deed is filed to correct the legal description (to exclude Parcel "C" from Lot Fourteen) in Warranty Deed filed August 27, 2015, in Book 2015, Page 2476 in the Recorder's Office of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

Dated: 1/9/25.

Thomas D. Bass Carol Bass  
Thomas D. Bass, Grantor POA

Carol A. Bass  
Carol A. Bass, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Jan 9, 2025 by  
Thomas D. Bass and Carol A. Bass.

[Signature]  
Signature of Notary Public

