

FILED NO. **005582**
BOOK **2001** PAGE **5582**
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2001 DEC 11 PM 12:38
12:38 pm
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED _____

Preparer Information **Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731**
Individual's Name Street Address City Phone



Address Tax Statement: **S. Kay Bass**
2924 Cedar Bridge Rd., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
S. KAY BASS, Single,

do hereby Convey to
S. KAY BASS, Trustee of the S. Kay Bass Trust, created under the Trust Agreement dated October 16, 2001,

the following described real estate in Madison County, Iowa:

Commencing at the South 1/4 corner of Section 19, Township 76 North, Range 27 West of the 5th P.M., thence Easterly along the South line of the SE 1/4 of Section 19, Township 76 North, Range 27 West of the 5th P.M., 654.4 feet to the centerline of the existing county road; thence N 0°37'00" W. along the centerline of said county road 520.0 feet; thence westerly along a line parallel to the South line of the said SE 1/4 of Section 19, 33.0 feet to the West right-of-way line of said county road, the point of beginning; thence continuing Westerly along a line parallel to the South line of said SE 1/4 of Section 19, 224.5 feet to a point; thence N 0°37'00" W. 210.0 feet to a point; thence Easterly along a line parallel to the South line of said SE 1/4 of Section 19, 224.5 feet to a point on the West right-of-way line of said county road; thence S 0°37'00" E., along said West right-of-way line of said road 210.0 feet to the point of beginning; said parcel containing 1.08 acres, more or less; Also described as: a tract of land commencing at a point 621.4 feet East and 520' North of the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 19, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence West along a line parallel to the South line of said Southeast Quarter 224.5', thence North 0°37'00" West 210', thence East 224.5', thence South 0°37'00" East, 210' to the point of beginning, containing 1.08 acres, more or less

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

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.

STATE OF IOWA _____, ss:

Dated: Dec. 7, 2001

MADISON COUNTY,
On this 7 day of Dec, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared S. Kay Bass

S. Kay Bass
S. Kay Bass (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

