

Document 2005 4342

Book 2005 Page 4342 Type 03 001 Pages 2
Date 9/08/2005 Time 12:12 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$71.20
Rev Stamp# 417 DOV# 408

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 8 DAY OF Sept 2005
Debbie Corbrian
DEPUTY RECORDER

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



\$45,000.⁰⁰

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Larry D. Watts
2511 Cumming Road
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Thomas D. Bass
Carol Ann Bass

Grantees:

Larry D. Watts

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty-five thousand
Dollar(s) and other valuable consideration,
Thomas D. Bass and Carol Ann Bass, Husband and Wife

do hereby Convey to
Larry D. Watts

the following described real estate in MADISON County, Iowa:
Lot Eleven (11) of Kippy Ridge Estates, a Subdivision located in the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: September 8, 2005

This instrument was acknowledged before
me on September 8, 2005 by
Thomas D. Bass and Carol Ann Bass

Thomas D. Bass
Thomas D. Bass (Grantor)

Carol Ann Bass
Carol Ann Bass (Grantor)

Lawrence C. Watts
Lawrence C Watts, Notary Public

Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/06

(Grantor)

(Grantor)