

ENTERED FOR TAXATION  
THIS 24 DAY OF 2-2006  
James D. Willey  
Dobby Carlson  
DEPUTY AGENT

Document 2006 730

Book 2006 Page 730 Type 03 001 Pages 2  
Date 2/24/2006 Time 12:32 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$83.20  
Rev Stamp# 72 DOV# 70

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



\$52,500<sup>00</sup>

**WARRANTY DEED**  
(Joint Tenancy)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
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)  
James D. Willey and Alyssa J. Willey  
850 Westchester Ave.  
Shakopee, MN 55379

*STATE*  
**Return Document To:** (Name and complete address)  
✓ Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**  
Thomas D. Bass  
Carol Ann Bass

**Grantees:**  
James D. Willey  
Alyssa J. Willey

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to  
James D. Willey and Alyssa J. Willey

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Lot Nine (9) of Kippy Ridge Estates, a Subdivision located in the North Half (1/2) of the Southeast  
Quarter (1/4) 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: 2-15-06

This instrument was acknowledged before me on  
2-15-06  
by Thomas D. Bass and Carol Ann Bass

Thomas D. Bass  
Thomas D. Bass (Grantor)

Carol Ann Bass  
Carol Ann Bass (Grantor)

[Signature]  
Notary Public

**LARRY D. WATTS**  
Commission Number 176716  
My Commission Expires  
11-1-06

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

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)