

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 31 DAY OF 03-06
Jan Welch
Debbie Corliss

COMPUTER
RECORDED
COMPARED

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: Larry D. Watts, PO BOX 336, Winterset, IA 50273

MC Realty ✓



\$47,500.

WARRANTY DEED

For the consideration of Forty-seven thousand five hundred 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 One (1) 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.

Dated: March 31, 2006
Thomas D. Bass (Grantor) Carol Ann Bass (Grantor)
Thomas D. Bass Carol Ann Bass
(Grantor) (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on March 31, 2006 by Thomas D. Bass and Carol Ann Bass, Husband and Wife

Lawrence C. Watts
Notary Public

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

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/09