

ENTERED FOR TAXATION
THIS 19 DAY OF 06-2006
J. U. Oliver
D. Carlson
DEPUTY RECORDER

Document 2006 2492
Book 2006 Page 2492 Type 03 001 Pages 2
Date 6/19/2006 Time 12:00 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 275 DOV# 267
MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPILED	✓
RECORDED	✓
COPY RECORDED	✓

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

✓ Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273, 515-462-3731

Taxpayer Information:

Mark W. Tunell and Barbara J. Tunell, 615 North 4th Ave., Winterset, IA 50273

Return Address

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description: Sec Page 2

Document or instrument number if applicable:

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: Mark W. Tunell and Barbara J. Tunell, 615 North 4th Ave., Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

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

do hereby Convey to
Mark W. Tunell and Barbara J. Tunell

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

Lot Six (6) 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.

Dated: 6-16-06

Thomas D. Bass
Thomas D. Bass (Grantor)

Carol Ann Bass
Carol Ann Bass (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 6-16-06, by Thomas D. Bass and Carol Ann Bass

LARRY D. WATTS
Commission Number 176716
My Commission Expires

Larry D. Watts
Notary Public