

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Waters, P.C.  
Winterset, Iowa

REC \$5.00  
AUD \$10.00  
R.M.F. \$1.00  
COMPUTER   
RECORDED   
COMPARED

FILED NO. 1899  
BOOK 135 PAGE 516  
96 JAN -8 PM 4:03  
MICHELLE DUBOIS  
RECORDER  
MADISON COUNTY, IOWA

This instrument prepared by Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273;  
telephone (515) 462-3731.

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollar(s) and other valuable consideration,  
EDWARD I. WILDIN and ALMA B. WILDIN, Husband and Wife,

do hereby Convey to  
CAROL ANN BASS,

the following described real estate in Madison County, Iowa:

A tract of real estate described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and running thence South 738 feet to the point of beginning, thence South 328 feet, thence East 410 feet, thence North 328 feet, thence West 410 feet to the point of beginning, all in Section Nine (9), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); the West Half (W 1/2) of the Southwest Quarter (SW 1/4); and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); all in Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The consideration for this deed is less than \$500.00; therefore, no declaration of value or groundwater hazard 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,  
MADISON COUNTY,  
On this 5 day of \_\_\_\_\_,  
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward I. Wildin and Alma B. Wildin

Dated: Jan 5, 1996

Edward I. Wildin  
Edward I. Wildin (Grantor)

Alma B. Wildin  
Alma B. Wildin (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.

Jerrold B. Oliver

Notary Public

(Grantor)

(Grantor)

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

