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Michelle Utzler
RECORDER
8-23-93 Madison
DATE COUNTY

REC 6.00
AUD 5.00

FILED NO. 461
BOOK 58 PAGE 525
93 AUG 23 AM 11:03
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of \$49,500.00
Dollar(s) and other valuable consideration,
Robert D. Bass and Kay Bass
also known as S. Kay Bass and Susan Kay Bass,
husband and wife,
do hereby Convey to
L. Brett Moothart and Diana L. Moothart

the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots Three (3) and Four (4) in
Block Four (4) of Pitzer and Knight's Addition to the
City of Winterset, Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract
dated September 15, 1991 and filed September 16, 1991 in
Book 57 at page 65 in the Madison County Recorder's Office.

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

Dated: August 20, 1993

Madison COUNTY,

ss: *Robert D. Bass*
Robert D. Bass (Grantor)

On this 20th day of August,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Robert D. Bass and Kay Bass
also known as S. Kay Bass and
Susan Kay Bass

Kay Bass
Kay Bass (Grantor)

to me known to be the identical persons named in
and ~~and~~ executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Shirley M. Stumel
Aug 22 1993
Notary Public

(Grantor)

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