



Document 2011 1465

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Date 6/06/2011 Time 11:50 AM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$75.20
Rev Stamp# 169 DOV# 178
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Jerrold B. Oliver
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Warren L. Booton and Jessica A. Gibbons, 822 W Edwards, Maryville, MO 64468
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Warren L. Booton and Jessica A. Gibbons, 822 W Edwards, Maryville, MO 64468

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WARRANTY DEED - JOINT TENANCY

For the consideration of \$47,500.00 Dollar(s) and other valuable consideration,
Thomas d. Bass and Carol Ann Bass, Husband and Wife
do hereby

Convey to Warren L. Booton and Jessica A. Gibbons
as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot Seven (7) of Kippy Ridge Estates, a Subdivision located in the North Half (N 1/2) of the Southeast Quarter (SE 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: May 24, 2011
Thomas D. Bass (Grantor) Carol Ann Bass (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on May 24, 2011, by Thomas D. Bass
and Carol Ann Bass

Larry D. Watts
Notary Public



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