



Document 2015 2476

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 Mark L. Smith FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Thomas D. and Carol A. Bass, 2223 Kippy Lane, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,
Thomas D. Bass and Carol A. Bass, Husband and Wife,

do hereby

Convey to Thomas D. Bass and Carol A. Bass, as Joint

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

See Attached Legal Description

This deed is exempt according to Iowa Code 428A.2(10).

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: August 26, 2015

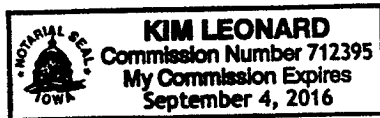
Thomas D. Bass
Thomas D. Bass (Grantor)

Carol A. Bass
Carol A. Bass (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 26th day of August, 2015, by
Thomas D. Bass and Carol A. Bass

Kim Leonard
Signature of Notary Public



LEGAL DESCRIPTIONS FOR TOM AND CAROL BASS

Lots Two (2), Four (4), Five (5), Fourteen (14), Fifteen (15) and Sixteen (16) of Kippy Ridge Estates, located in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXECPT** two (2) acres in a triangular form out of the Northeast corner thereof, **AND EXCEPT** Parcel "A", located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 3.295 acres, as shown in Plat of Survey filed in Book 2003, Page 659 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** that part of Kippy Ridge Estates that lies therein, as shown in Plat of Survey filed in Book 2004, Page 2593 on June 5, 2004, in the Office of the Recorder of Madison County, Iowa.

The Southeast Quarter ($\frac{1}{4}$) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.