



Document 2016 3954

Book 2016 Page 3954 Type 03 001 Pages 1
Date 12/22/2016 Time 10:09:38AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$131.20
Rev Stamp# 522 DOV# 523
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED

Return to: Mark E. Miller, 550 Legacy Ct, #45, Norwalk, IA 50211
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Mark E. Miller, 550 Legacy Ct, #45, Norwalk, IA 50211

For the consideration of \$82,500.00 Dollar(s) and other valuable consideration, Thomas D. Bass and Carol A. Bass, Husband and Wife

Mark E. Miller do hereby Convey to

Madison County, Iowa: Lots Fifteen (15) and Sixteen (16) of Kippy Ridge Estates, located in the North Half (N½) of the Southeast Quarter (SE¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "N", a part of Lot Fifteen (15) of said Kippy Ridge Estates, containing 1.55 acres, as shown in Plat of Survey filed in Book 2016, Page 3368 on November 9, 2016, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2016, Page 3437 on November 15, 2016, in the Office of the Recorder of Madison County, Iowa.

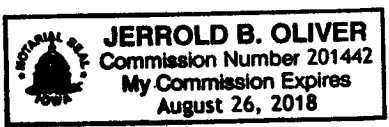
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on 12-21-16

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 on Dec 21, 2016, by Thomas D. Bass and Carol A. Bass



Jerrold B. Oliver
Signature of Notary Public