



Document 2017 373

Book 2017 Page 373 Type 03 001 Pages 1

Date 1/31/2017 Time 8:02:47AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$75.20

Rev Stamp# 47 DOV# 54

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Mitchell and Patricia Mortvedt, 1115 Annie Drive, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Mitchell and Patricia Mortvedt, 1115 Annie Drive, Winterset, IA 50273

For the consideration of \$47,500.00 Dollar(s) and other valuable consideration, Thomas D. Bass and Carol A. Bass, Husband and Wife

do hereby Convey to Mitchell Mortvedt and Patricia Mortvedt

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Five (5) 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.

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 Jan. 27, 2017

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 Jan 27, 2017, by Thomas D. Bass and Carol A. Bass



Jerrold B. Oliver
Signature of Notary Public