



Document 2017 19

Book 2017 Page 19 Type 03 001 Pages 1  
Date 1/04/2017 Time 10:36:08AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$75.20  
Rev Stamp# 4 DOV# 6

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### 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 47,500.00 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: Lot Fourteen (14) 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 "C", located therein, containing 0.205 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010, in the Office of the Recorder of Madison County, Iowa; AND 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.

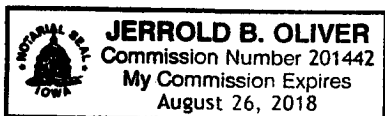
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 JAN. 3, 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 3, 2017, by Thomas D. Bass  
and Carol A. Bass



Jerrold B. Oliver  
Signature of Notary Public