



Document 2019 2907

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Date 9/13/2019 Time 1:46:16PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$91.20

ANNO

Rev Stamp# 363 DOV# 377

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by and return to:

Krystle L. Campa, Davis Brown Law Firm, 4201 Westown Pkwy, #300, West Des Moines, IA 50266; 515-288-2500

Send tax stmts: Lynn D. Parrish, 510 E Washington Street, Winterset, IA 50273

\$57,500

**TRUSTEE'S DEED**

For good and valuable consideration, **George M. Montross, as trustee of the GEORGE L. MONTROSS TRUST**, does hereby convey to **LYNN D. PARRISH, a single person**, and her successors and assigns, all interest in the following described real estate in Madison County, Iowa:

The East Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa, subject to easements and covenants of record.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: (1) that the trust pursuant to which the transfer is made is duly formed and in existence; (2) that, to the trustee's knowledge, the person who created the trust was under no disability or infirmity at the time the trust was created in the decedent's Will; (3) that the transfer by the trustee to the grantee is effective and rightful; and (4) that the trustee knows of no facts or legal claims that might impair the validity of the trust or the validity of the transfer.

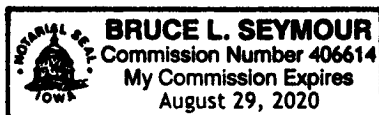
Signed this 13 day of September, 2019.


**GEORGE L. MONTROSS TRUST**

By:   
George M. Montross, Trustee

State of Iowa, County of Madison, ss:

This record was acknowledged before me on this 13 day of September, 2019, by **George M. Montross, as trustee of the GEORGE L. MONTROSS TRUST**.



  
Notary Public in and for the State of Iowa