



Document 2020 1138

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Date 4/03/2020 Time 12:13:43PM

Rec Amt \$22.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$470.40

ANNO

Rev Stamp# 102 DOV# 103

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

\$ 294,500

Preparer Information:

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

$\frac{3}{5}$

Taxpayer Information:

Bradley O. Tadlock and Alyssa M.S. Tadlock, 623 W. Court Avenue, Winterset, IA 50273

Return Document To:

Bradley O. Tadlock and Alyssa M.S. Tadlock, 623 W. Court Avenue, Winterset, IA 50273

Grantors:

Patricia A. Montross Trust

Grantees:

Bradley O. Tadlock and Alyssa M.S. Tadlock


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$294,500.00 Dollar(s) and other valuable consideration, Kaye Jean Hart and Raye Jean Zeigler, Co-Trustees of Patricia A. Montross do hereby convey to Bradley O. Tadlock and Alyssa M.S. Tadlock, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) in Block Fifteen (15) of West Addition to the City of Winterset, Madison County, Iowa. 

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: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

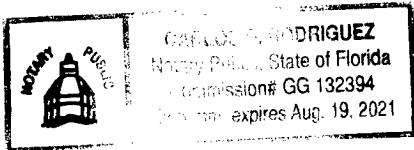
Dated: 3/10/20 .

See attached Signatures Pages.

Raye Jean Zeigler - Trustee
Raye Jean Zeigler
As Co-Trustee of the Patricia A. Montross Trust

FLORIDA
STATE OF MISSOURI, COUNTY OF COLLIER

This record was acknowledged before me on 10 MAR 2020, by Raye Jean Zeigler, s Co-Trustee of the Patricia A. Montross Trust.



Carlos D. Rodriguez
Signature of Notary Public CARLOS D. RODRIGUEZ

Kaye Jean Hart
Kaye Jean Hart
As Co-Trustee of the Patricia A. Montross Trust

STATE OF GEORGIA, COUNTY OF Fulton

This record was acknowledged before me on March 10, 2020, by Kaye Jean Hart, as Co-Trustee of the Patricia A. Montross Trust.

Cindy Fortin
Signature of Notary Public

