



Document 2020 1211

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Date 4/09/2020 Time 12:32:39PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$116.80 ANNO

Rev Stamp# 114 DOV# 114 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



\$73,100

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Louis and Coe Erpelding, 2580 Hiatt Apple Trail, Winterset, IA 50273

Return Document To: (Name and complete address)

Louis and Coe Erpelding, 2580 Hiatt Apple Trail, Winterset, IA 50273

Grantors:

Montross Properties, LLC

Grantees:

Louis Erpelding and Coe Erpelding

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$1 Dollar(s) and other valuable consideration, Montross Properties, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Louis Erpelding and Coe Erpelding, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:
Lot Four (4) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa; EXCEPT Parcel "X" located therein, as shown in Plat of Survey filed in Book 2017, Page 2314 on July 27, 2017, in the Office of the Recorder of Madison County Iowa, EXCEPT Parcel "W" located therein, as shown in Amended Plat of Survey filed in Book 2015, Page 3773 on December 22, 2015, in the Office of the Recorder of Madison County, Iowa.

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

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

Dated on 3-26-20.

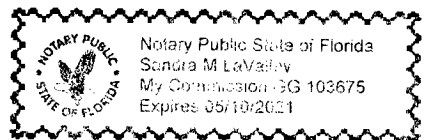
Montross Properties, LLC, a(n) limited liability company

By Raye J Zeigler
Raye J. Zeigler, Manager

By _____

STATE OF FLORIDA, COUNTY OF Collier
This record was acknowledged before me on March 26, 2020, by Raye J. Zeigler

as Manager
of Montross Properties, LLC



Sandra M LaValley
Signature of Notary Public