



Document 2020 1213

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$108.80

ANNO

Rev Stamp# 115 DOV# 115

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$68,100

### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

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:**

George M. Montross Trust

**Grantees:**

Louis Erpelding

Coe Erpelding

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED  
(INTER-VIVOS TRUST)**

For the consideration of \_\_\_\_\_ \$1 \_\_\_\_\_ Dollar(s) and  
other valuable consideration, George M. Montross

\_\_\_\_\_ (Trustee) (~~Co-Trustees~~)  
of the \_\_\_\_\_ George M. Montross Trust

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: Parcel "X" located in Lot Four (4) in Block Eighteen (18)  
of the Original Town of Winterset, Madison County, Iowa, 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.

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 4-3-20.

\_\_\_\_\_

George M. Montross  
As (Trustee) (~~Co-Trustee~~) of  
the above-entitled trust

\_\_\_\_\_

\_\_\_\_\_

As (Trustee) (~~Co-Trustee~~) of  
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4-2-2020, by George M.

Montross

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Sarah M. Cowman  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
as \_\_\_\_\_,

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
as \_\_\_\_\_,

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public