



Document 2021 1625

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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: G. Michael Montross

Bluebird Trust, 101 John Wayne Drive

Winterset, Iowa 50273

515-238-2963

✓ When Recorded Return to: G. Michael Montross

Bluebird Trust, 101 John Wayne Drive

Winterset, Iowa 50273

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## Deed of Trust

**PROPERTY: 501 LONG STREET, PATTERSON, IOWA. LEGAL LOT 8 BLOCK  
6 OF PATTERSON, MADISON COUNTY, IOWA**

The date of this Deed of Trust is April, 1, 2021, and the parties and their addresses are as follows:

Trustor: G. L. Montross Trust

Post Office Box 31

Winterset, Iowa 50273

Trustee: Bluebird Trust of Winterset

101 John Wayne Drive

Winterset, Iowa 50273

Trustor gives to trustee a Second Deed of Trust in the amount of \$12,000, secured by a single-family house located at 501 Long Street, Patterson, Iowa. 50218 This property is currently encumbered by a first mortgage to American State Bank and is not free and clear.

The property at 501 Long Street, Patterson, Iowa is legally described as:


Lot 8 Block 6 Patterson (see Page 3)

The purpose of this deed of trust is to secure sufficient funds to renovate the property at 501 Long Street so that it can be sold.

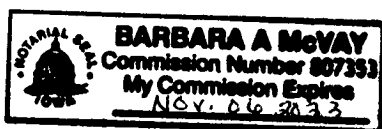
The repayment of this loan of \$12,000 will be either when the home is sold, or by April, 2022, whichever occurs first. p

This loan will bear interest of 10% annually, computed quarterly, and no payments are required until the full amount of the loan is repaid.

This loan is not personally guaranteed by the Trustee, George Montross of the G. L. Montross Trust.

  
Trustor: George Montross, Trustee, G. L. Montross Trust

  
Trustee: G. Michael Montross, Trustee, Bluebird Trust of Winterset



April 21, 2021

Barbara A. McVay



**QUIT CLAIM DEED**

For the consideration of One Dollar(s) and other valuable consideration, Shawn Chaney and Cassandra Chaney, Husband and Wife, do hereby Convey to George M. Montross, Trustee of George L. Montross Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).**

Lot Eight (8) in Block Six (6) of the Original Town of Patterson, Madison County, Iowa.

This Quit Claim Deed is granted in lieu of a forfeiture of contract.

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: 4-9-21

Shawn Chaney  
Shawn Chaney, Grantor

C. Chaney  
Cassandra Chaney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 9, 2021 by Shawn Chaney and Cassandra Chaney.



Kim Leonard  
Signature of Notary Public