



Document 2021 1739

Book 2021 Page 1739 Type 03 001 Pages 5

Date 4/28/2021 Time 2:18:17PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 182 DOV# 182

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**Return To:** Montross Pharmacy, Inc., 118 N. 1st Ave., Winterset, IA 50273

**Taxpayer:** Montross Pharmacy, Inc., 118 N. 1st Ave., Winterset, IA 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

3  
5



### TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Fifty Thousand Dollar(s) and other valuable consideration, Kaye Jean Hart and Raye Jean Zeigler, Co-Trustees of Patricia A. Montross Revocable Trust, u/t/a dated November 15, 2011, do hereby Convey to Montross Pharmacy, Inc., a Corporation, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See attached

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: 04/15/2021


**Signature Page for Trustee Deed from Kaye Jean Hart and Raye Jean Zeigler to Montross Pharmacy, Inc.**

By X Kaye Jean Hart, Trustee  
Raye Jean Zeigler, as Trustee  
Hart &  
Lee

STATE OF FL COUNTY OF \_\_\_\_\_

This record was acknowledged before me on 04/15/2021, by ~~Raye Jean Zeigler~~, Trustee of the above-entitled trust.  
Kaye Jean Hart MA

[Signature]  
Signature of Notary Public

  
Andrea Angulo  
Notary Public  
State of Florida  
My Commission Expires 03/13/2022  
Commission No. GG 195366

**Signature Page for Trustee Deed from Kaye Jean Hart and Raye Jean Zeigler to Montross Pharmacy, Inc.**

By *Raye Jean Zeigler, Trustee*  
Raye Jean Zeigler, as Trustee

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

This record was acknowledged before me on \_\_\_\_\_,  
\_\_\_\_\_, by Raye Jean Zeigler, Trustee of the above-entitled  
trust.

*see attached notary page.*

*[Signature]*  
Signature of Notary Public

FL Acknowledgement Notary Certificate

Document Name: Trustee Warranty Deed

STATE OF FLORIDA  
COUNTY OF Collier

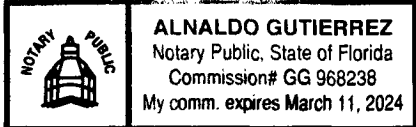
On 4/15/2021, before me, Alfredo Gutierrez, a notary public, personally appeared by physical presence, Raye J Zeigler who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Trustee Warranty Deed instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known \_\_\_\_\_ OR  
Produced identification  Type of identification produced: MO DL

[Handwritten Signature]

(Signature of notary public)

My commission expires: 3/11/2024



**EXHIBIT "A"**

**Parcel "V" located in Lot Three (3), containing 2,099.82 square feet, as shown in Plat of Survey filed in Book 2015, Page 946 on April 14, 2015, in the Office of the Recorder of Madison County, Iowa; AND the South One-third ( $\frac{1}{3}$ ) of Lot One (1), except the West 16 feet thereof; AND the North One-third ( $\frac{1}{3}$ ) of Lot Two (2), except the West 16 feet thereof, ALL in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa.**

