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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

²
7 **Taxpayer Information:** George M. Montross Trust, 412 West Jefferson, Winterset, IA 50273

~~Return~~ **Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Catherine G. Camp as Trustee of The Bluebird Trust

Grantees: George M. Montross as Trustee of the George M. Montross Trust


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Catherine G. Camp, Trustee of The Bluebird Trust, does hereby Convey to George M. Montross, Trustee of the George M. Montross Trust, the following described real estate in Madison County, Iowa:

The West Half (W1/2) of Lots 5, 6, and 7 in Block 11 of the Original Town of Earlham, Madison County, Iowa. 

This Trustee Warranty Deed is to correct Warranty Deed filed on December 23, 2019, in Book 2019, Page 4080 of the Office of the Madison County Recorder.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

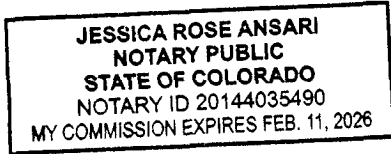
Dated: 12-9-2022

The Bluebird Trust

By Catherine G. Camp
Catherine G. Camp, as Trustee

STATE OF Colorado, COUNTY OF Boulder

This record was acknowledged before me on 9th December 2022,
by Catherine G. Camp, Trustee of the above-entitled trust.



Signature of Notary Public