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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$105,000

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

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

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Taxpayer Information: Tyler L. Houg, 235 2nd Avenue Southeast, Earlham, IA 50072

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

Grantors: George M. Montross as Trustee of George M. Montross Trust

Grantees: Tyler L. Houg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Five Thousand Dollar(s) and other valuable consideration, George M. Montross, Trustee of the George M. Montross Trust, does hereby Convey to Tyler L. Houg, 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.



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: 12/20/22

George M. Montross Trust

By [Signature] George M. Montross, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-20-22, by George M. Montross, Trustee of the above-entitled trust.



[Signature] Sarah M. Cowman Signature of Notary Public