



Document 2023 571

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Date 3/22/2023 Time 8:03:19AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$81.60

ANNO

Rev Stamp# 65 DOV# 64

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$51,192⁴⁸

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

Taxpayer Information: George L. Montross Trust, PO Box 31, Winterset, IA 50273

Return Document To: George L. Montross Trust, PO Box 31, Winterset, IA 50273

Grantors: Laura E Franklin

Grantees: George M. Montross as trustee of George L. Montross Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty One Thousand One Hundred Ninety Two Dollars and Forty Eight Cents (\$51,192.48) and other valuable consideration, Laura E. Franklin, a single woman, does hereby Convey to George M. Montross, Trustee of George L. Montross Trust, the following described real estate in Madison County, Iowa:


Parcel "M", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.400 acres, as shown in Plat of Survey filed in Book 2002, Page 1605 on April 4, 2002, in the Office of the Recorder of 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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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.

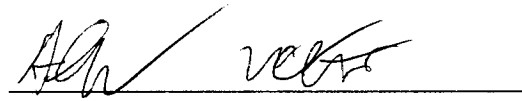
Dated: 5-18-2023


Laura E. Franklin, Grantor

STATE OF Washington, COUNTY OF King

This record was acknowledged before me on March 18th, 2023 by Laura E. Franklin.

ADAM WAITE
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02/07/2027


Signature of Notary Public