



Document 2025 3485

Book 2025 Page 3485 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

CB170752

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Bluebird Trust, PO Box 31, Winterset, IA 50273

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: George M. Montross and Brenda Sevilla Rodriquez

Grantees: Catherine G. Montross as trustee of Bluebird Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, George M. Montross and Brenda Sevilla Rodriquez, husband and wife, do hereby Convey to Catherine G. Montross, Trustee of Bluebird Trust, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Seven (7) of the Original Town of Winterset, Madison County, Iowa.



This deed is correcting Corrected Warranty Deed recorded on June 29, 2017, In Book 2017, Page 2011 of the Recorder's Office of Madison County, Iowa.

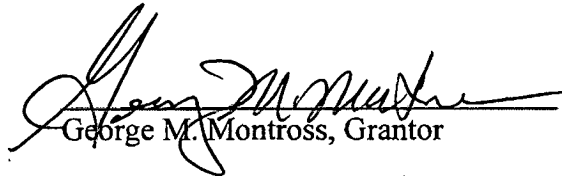
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

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: 12/16/2025


George M. Montross, Grantor


Brenda Sevilla Rodriquez, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-16-25 by
George M. Montross.



Sarah M. Cowman
Signature of Notary Public

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on 12-16-25 by
Brenda Sevilla Rodriquez.



Sarah M. Cowman
Signature of Notary Public