



Document 2025 3487

Book 2025 Page 3487 Type 03 001 Pages 2

Date 12/22/2025 Time 12:49:03PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$133.60

Rev Stamp# 473 DOV# 481

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 84,000

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

CB170252

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

3
Taxpayer Information: Roger E. Brillon, 315 N. 4th Avenue, Winterset, IA 50273

E **Return Document To:** Roger E. Brillon, 315 N. 4th Avenue, Winterset, IA 50273

Grantors: Bluebird Trust

Grantees: Roger E. Brillon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Eighty-Four Thousand Dollar(s) and other valuable consideration, George M. Montross, Trustee of the Bluebird Trust, does hereby Convey to Roger E. Brillon, 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. (YCW)

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: 12.18.25

Bluebird Trust

By [Signature] Trustee
George M. Montross, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-18-25 by George M. Montross, Trustee of the above-entitled trust.

[Signature]
Signature of Notary Public

