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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER MADISON IOWA

CHEK



Warranty Deed

(Corporate/Business Entity Grantor) THE IOWA STATE BAR ASSOCIATION , Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address) George L. Montross Trust, PO BOX 31, Winterset, IA 50273

Return Document To: (Name and complete address)
Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

Montross Properties, L.L.C.

Grantees:

George R. Montross, Trustee of the George L. Montross Trust u/w of George L. Montross, deceased.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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Warranty Deed (Corporate/Business Entity Grantor)

TO CLITTO
For the consideration of One Dollar(s) and other
valuable consideration, Montross Properties, L.L.C.
, a(n) Limited Liability Company
organized and existing under the laws of Iowa does hereby Convey to
George R. Montross, Trustee of the George L. Montross Trust u/w of George L. Montross, deceased.
the following described real estate in Madison County, lowa:
See 1 in Addendum
The second secon
The grantor hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it 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 it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as
may be above stated.
Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-
gular or plural number, according to the context.
Dated: March 10, 2008
Dated. That A. M. M. D.
Montross Properties, L.L.C.
a(n) Limited Liability Company
By Valrera Montross
Patricia A. Montross, Manager
By
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u>
This instrument was acknowledged before me on this,
by Patricia A. Montross
as Manager of Montross Properties, L.L.C.
of Montross Properties, L.L.C.
Marie Valle II That a
Notary Public
Constitution Number 728898 , Notary Public
My Commission Expires June 9, 2010

Addendum

1. An undivided one-half interest in and to said real estate commencing at the Southwest corner of Lot Six (6) in Block Seventeen (17) in the Original Town of Winterset, Madison County, Iowa, and running thence North 22 feet, thence East 70 feet, thence North 10 feet, thence East 50 feet, thence South 32 feet, thence West 120 feet to the place of beginning, together with all right, title and interest in and to the brick wall located on the North One-half of the South 2/3rds of Lot 6 commencing at a point 50 feet East of the Southwest corner thereof and running thence East 20 feet, thence North 10 feet, and all other wall or walls located on that part of the North 2/3rds of Lot 6 which adjoins the above described real estate

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.