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LISA SMITH, COUNTY RECORDER
MADISON IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
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 M. Montross, PO BOX 31, Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

Patricia A. Montross Trust

Grantees:

George M. Montross

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Patricia A. Montross
(Trustee) (~~Co-Trustees~~) of the Patricia A. Montross Trust created under the Trust Agreement dated
September 13, 2004
does hereby convey to
George M. Montross

the following described real estate in Madison County, Iowa:
The West Half (W½) of Lot Two (2) and the East Half (½) of Lot Three (3) in Block Three (3) of
West Addition to the City of Winterset, Madison County, Iowa

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

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 this 20th day of March, 2008.

By: _____ (title)

Patricia A. Montross

By: _____ (title)

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.

_____, Notary Public

Acknowledgment for Individual Trustees

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by
Patricia A. Montross

As [Trustee][Co-Trustee] of the above entitled trust.

Tasha A. White
_____, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

as _____ of _____
As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public