

Document 2008 3674

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Date 12/22/2008 Time 8:07 AM

Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



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)

Patricia A. Montross, 602 W Court Ave., Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

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

Grantors:

Montross Properties, LLC

Grantees:

Patricia A. Montross

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Montross Properties, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Patricia A. Montross the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 singular or plural number, according to the context.

Dated: Dec 18, 2008

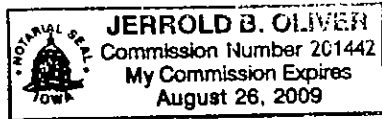
Montross Properties, LLC
a(n) Limited Liability Company

By Patricia A. Montross
Patricia A. Montross, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this Dec. 18, 2008 by Patricia A. Montross as Manager of Montross Properties, LLC



Jerrold B. Oliver
_____, Notary Public

Addendum

1. The East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Twenty-five (25); thence South 00 degrees 00 minutes 00 seconds 345.00 feet along the East line of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section Twenty-five (25); thence North 89 degrees 17 minutes 12 seconds West 442.00 feet; thence North 00 degrees 00 minutes 00 seconds 345.00 feet to the North line of said Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); thence along said North line, South 89 degrees 17 minutes 12 seconds East 442.00 feet to the Point of Beginning. Said tract of land contains 3.50 acres, including 0.335 acres of County Road Right of Way.

AND

The South 39 feet 8 inches of Lot One (1) and the East 22.5 feet of the South 39.8 feet of the South Half ($S\frac{1}{2}$) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Iowa

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