

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

RECORDED FOR TAXATION  
JULY 27 BY OF *Jerrold B. Oliver*  
DEPUTY ASSISTANT

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information  Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement: George L. Montross Trust

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Patricia A. Montross, single

do hereby Convey to  
George R. Montross, Trustee of the George L. Montross Trust, created under the Will of George L. Montross, deceased.

the following described real estate in Madison County, Iowa:

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, 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 Six (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 Six (6) which adjoins the above described real estate.

The consideration for this deed is less than \$500.00 and therefore no Declaration of Value or Ground Water Statement is required. This deed is for the purpose of placing title to the above described real estate as originally intended.

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.

STATE OF Iowa

Dated: July 22, 2004

Madison COUNTY,

ss:

On this 22 day of July,  
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Patricia A. Montross

Patricia A. Montross (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Jerrold B. Oliver

(Grantor)

Notary Public

(This form of acknowledgment for individual grantor(s) only)

