

29 Dec 2004
Jerrold B. Oliver
Debby Corkran

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer Information Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, (515) 462-3731
Individual's Name Street Address

COMPUTER
RECORDED
COMPARED



Address Tax Statement: Patricia A. Montross
602 W. Court, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
PATRICIA A. MONTROSS, Single

do hereby Convey to
MONTROSS FAMILY L.L.C.

the following described real estate in Madison County, Iowa:

See Exhibit A attached.

This Deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 15. Therefore, no Declaration of Value or Groundwater Hazard Statement is required.

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: *Dec. 21, 2004*

MADISON COUNTY,

SS:

On this *21* day of *Dec*, *2004*, before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia A. Montross

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.

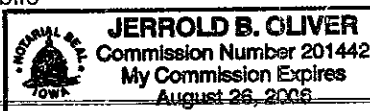
(Grantor)

Jerrold B. Oliver

Notary Public

(Grantor)

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



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.

AND

The East Half (E 1/2) of the Southeast Quarter (SE 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 1/4) of the Southeast Quarter (SE 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 1/4) of the Southeast Quarter (SE 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 1/4) of the Southeast Quarter (SE 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 3.500 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 1/2) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Iowa; AND,

The South One-third (S 1/3) of Lot One (1) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa; AND,

The North one-third (N 1/3) of Lot Two (2) in Block Eighteen (18) of the Original Town of Winterset, Iowa, except a strip of land 16 feet wide off the west end thereof; AND,

Lots Three (3) and Four (4) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa; AND.

Lot Five (5) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa

AND

The West Half (1/2) of the Lot Six (6) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa