

ENTERED FOR TAXATION
THIS 26 DAY OF July
2006 Jean Welch
AUG 23
DEPUTY AUDITOR

Document 2006 3054

Book 2006 Page 3054 Type 03 001 Pages 1
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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$2.40
Rev Stamp# 339

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

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Official Form No. 101 - January 2006
Jerrold B. Oliver ISBA # 04132
FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: George R. Montross, 1163 Jasper Court, Manteca, CA 95336



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration,
Roger N. Hircock and Juanita F. Hircock, Husband and Wife

do hereby Convey to
George R. Montross

the following described real estate in Madison County, Iowa:
Lot Four (4), in Block Four (4), of North Addition to the Town of Winterset, in Madison County, Iowa

This deed is given in satisfaction of a Real Estate Contract recorded in Book 2001, Page 4373 of the Recorder's Office of Madison County, Iowa. (Previously paid \$44.80 transfer tax based on consideration of \$28,046.20 Recorded 4-9-03 in Book 2003 page 2026)

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.

Dated: 7-18-06
Roger N. Hircock (Grantor) Juanita F. Hircock (Grantor)
Roger N. Hircock Juanita F. Hircock
(Grantor) (Grantor)

STATE OF IOWA COUNTY OF MADISON
This instrument was acknowledged before me on July 18, 2006 by Roger N. Hircock and Juanita F. Hircock, Husband and Wife
Tasha A. White
Notary Public

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

