

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00

ADD. _____

R.M.F. \$ 5.00

FILED NO. 361

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COMPLTER

RECORDED

COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Lewis H. Jordan

P.O. Box 230

Winterset

515/462-3731

Individual's Name

Street Address

City

Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Distribution of Trust
Dollar(s) and other valuable consideration,

OXFORD GROUP TRUST, U/A DATED APRIL 22, 1991

do hereby Convey to

GEORGE L. MONTROSS

the following described real estate in MADISON County, Iowa:

The South 39 feet 8 inches of the South Half (S 1/2)
of Lot One (1) and the South 39 feet 8 inches of the South
Half (S 1/2) of the East one-third (E 1/3) of Lot Two (2),
all in Block Seventeen (17) of the Original Town of
Winterset, Madison County, Iowa,

(Consideration less than \$500)

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 24, 1996

MADISON COUNTY, ss:
On this 24th day of July,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
George Montross, Trustee

George L. Montross Trustee
George Montross, Trustee (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)

Lewis H. Jordan
Lewis H. Jordan

Notary Public

(Grantor)

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



LEWIS H. JORDAN
MY COMMISSION EXPIRES
August 26, 1997