

Document 2009 2105

Book 2009 Page 2105 Type 03 001 Pages 2
Date 6/30/2009 Time 3:41 PM
Rec Amt \$12.00 Aud Amt \$5 00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

EXCHANGE STATE BANK
113 S. John Wayne Drive
Winterset, IA 50273
515-462-5090

Taxpayer Information: (Name and complete address)

GEORGE L. MONTROSS TRUST
PO BOX 31
WINTERSET, IA 50273

Return Document To: (Name and complete address)

EXCHANGE STATE BANK
113 S. JOHN WAYNE DRIVE
WINTERSET, IA 50273

Grantors:

West Court Partners LLC

Grantees:

George L. Montross Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration,

West Court Partners, LLC
George L. Montross Trust do hereby Convey to

_____ the following described real estate in MADISON County, Iowa:

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, thence South 32 feet, thence West 120 feet to the place of beginning, together 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 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 6 which adjoins the above described real estate.

CONSIDERATION LESS THAN \$500.00.

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: 6/24/09

West Court Partners, LLC

George M. Montross (Grantor) _____ (Grantor)
By: George M. Montross (Grantor) _____ (Grantor)
Manager

STATE OF Iowa, COUNTY OF Madison
This instrument was acknowledged before me on June 24, 2009, by
George M. Montross, Manager of West Court Partners, LLC

[Signature] Notary Public

