

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Return To:** Thomas L. Flynn, 666 Walnut Street Suite 2000, Des Moines, IA 50309, (515) 243-7100  
**Preparer:** Thomas L. Flynn, 666 Walnut Street Suite 2000, Des Moines, IA 50309, (515) 243-7100  
**Taxpayer:** Exchange State Bank, Attn: Kendall Kerns, 113 S. John Wayne Drive, Winterset, IA 50273

### QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, George *Mr. Gm.* Montross, as Trustee of the George L. Montross Trust created under the Will of George L. Montross, does hereby Quit Claim to Exchange State Bank all its right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Exhibit A hereto

**THIS DEED IS GIVEN PURSUANT TO AN AGREEMENT  
FOR DEED IN LIEU OF FORECLOSURE OF EVEN DATE  
HEREWITH - NO TRANSFER TAX IS REQUIRED  
PURSUANT TO IOWA CODE §428A.2(18)**

Grantee by acceptance of this conveyance does not agree to a merger of fee title to the above-described property with the mortgage interest already held by the Grantee in such property and specifically reserves its right to foreclose its mortgage lien against any junior and subordinate liens which may exist against the property. This conveyance is not given as additional security, and Grantor believes the consideration for this deed is reasonably equivalent to the value of the real estate.

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: 6-20-09

Exhibit A  
Legal Description

Lots Three (3) and Four (4) in Block One (1) and a tract of land commencing at the Southwest Corner of Block One (1) of Jenkins Addition to the Town of Winterset, Iowa, and running thence East 132 feet, thence South 15 feet, thence West 132 feet, thence North 15 feet to the place of beginning, all in Jenkins Addition to the Town of Winterset, Madison County, Iowa.

A tract of land commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., running thence North 7 rods, thence West 251 feet, thence South 7 rods, thence East 251 feet to the point of beginning.

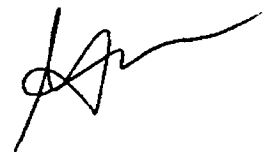
Lot Three (3), in Block Seventeen (17) of T.D. Jones' Addition to the City of Winterset, in Madison County, Iowa.

Lot Six (6) and the North Six (6) Feet of Lot Seven (7) and a parcel described as beginning at the NE corner of Lot 6, thence East 8 feet, 3 inches, thence South 72 feet, thence West 8 feet, 3 inches, thence North 72 feet to the place of beginning, ALL in Block Five (5) of West Addition to the City of Winterset, Madison County, Iowa.

The North Seventy-two (72) feet of Lot One (1) in Block thirteen (13) of Pitzer and Knight's Addition to the town of Winterset, Madison County, Iowa.

Lots One (1) and Two (2) in Block (5) of Laughridge & Cassidy's Addition to Winterset, Iowa.

Lot Two (2) in Block Seventeen (17) of T.D. Jones' Addition to the City of Winterset, in Madison County, Iowa.

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher but appears to be a name.

George R. Montross, as Trustee of the George L. Montross Trust  
created under the Will of George L. Montross

By George R. Montross, Trustee  
George R. Montross, Trustee

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This document was acknowledged before me on this 20 day of June, 2009, by  
George ~~R.~~ Montross as Trustee of George ~~R.~~ Montross, as Trustee of the George L. Montross  
Trust created under the Will of George L. Montross.



[Signature]  
Notary Public in the State of Iowa