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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Montross Properties, LLC, 602 W Court Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

Montross Family, LLC

Grantees:

Montross Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$1.00 Dollar(s) and other
valuable consideration, Montross Family, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Montross Properties, LLC

See Addendum Attached the following described real estate in _____ County, Iowa:

The transfer of the above described real estate was approved by all members of Montross Properties, LLC and Montross Family, LLC.

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 14, which is a transfer resulting from the merger of the two limited liability companies referred to above. Therefore, no Declaration of Value or Ground Water Statement is required.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 11/14/11

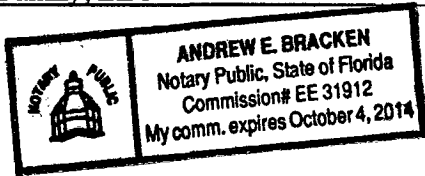
Montross Family, LLC
a(n) limited liability company

By Raye Jean Zeigler
Raye Jean Zeigler, Manager

By _____

STATE OF Florida COUNTY OF Collier

This instrument was acknowledged before me on this 14th day of November, 2011
by Raye Jean Zeigler
as Manager
of Montross Family, LLC



[Signature], Notary Public

Addendum

1. The East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); 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 3.50 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 $\frac{1}{2}$) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Iowa

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.