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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
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)

Bluebird Trust, c/o Catherine M. Camp, PO BOX 1652, Nederland, CO 80466

**Return Document To:** (Name and complete address)

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

**Grantors:**

Patricia A. Montross Trust

**Grantees:**

Bluebird Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
Patricia A. Montross  
(Trustee) ~~(Co-Trustee)~~ of Patricia A. Montross Revocable Trust

does hereby convey to  
Catherine M. Camp, Trustee of Bluebird Trust

the following described real estate in Madison County, Iowa:  
The West Half (1/2) of the Lot Two (2) and the East Half (1/2) of Lot Three (3) in Block Three (3) of  
West Addition to the City of Winterset, Madison County, Iowa.

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

Subject to a mortgage held by Farmers & Merchants State Bank  
which grantee assumes and agrees to pay.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the  
transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating  
the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee  
to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might  
impair the validity of the trust or the validity of the transfer.

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

Dated this 15 day of Nov, 2011

Patricia A. Montross  
Revocable Trust

By: \_\_\_\_\_ (title)

Patricia A. Montross  
Patricia A. Montross

By: \_\_\_\_\_ (title)

As (Trustee) ~~(Co-Trustee)~~ of  
the above-entitled trust.

As (Trustee) ~~(Co-Trustee)~~ of  
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on Nov 15, 2011, by  
Patricia A. Montross, Trustee of the Patricia A. Montross Revocable Trust

Jerrold B. Oliver  
Notary Public

