



Document 2014 3198

Book 2014 Page 3198 Type 03 001 Pages 4
Date 12/22/2014 Time 12:24 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$1,359.20
Rev Stamp# 450 DOV# 481

INDX ✓
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$ 850,000.00

Preparer Information: (name, address and phone number)
Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (name and complete address)
Patricia A. Montross Revocable Trust created under the Trust Agreement dated November 15, 2011, 602 W. Court Avenue, Winterset, IA 50273

Return Document To: (name and complete address)
Patricia A. Montross Trust, 602 W. Court Avenue, Winterset, IA 50273

Grantors:
Montross Properties, LLC

Grantees:
Patricia A. Montross Revocable Trust created under the Trust Agreement dated November 15, 2011

Legal Description: See Page 2

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

Jerrold B. Oliver

Warranty Deed

(Corporate Business Entity Grantor)

For the consideration of \$850,000.00 Dollar(s) and other valuable consideration, Montross Properties, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Patricia A. Montross Revocable Trust created under the Trust Agreement dated November 15, 2011 the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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: 12/15/14

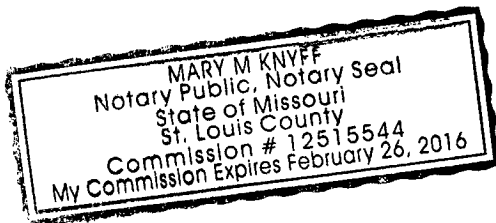
Montross Properties, LLC, a limited liability company

By X Raye J. Zeigler
Raye J. Zeigler, Manager

STATE OF Missouri, COUNTY OF St. Louis

This record was acknowledged before me this 15 day of December, 2014 by Raye J. Zeigler as Manager of Montross Properties, LLC.

[Signature]
Signature of Notary Public



By ✓ Kaye J Hart
Kaye J. Hart, Manager

STATE OF Georgia, COUNTY OF Fulton

This record was acknowledged before me this 15 day of December 2014, by Kaye J. Hart as Manager of Montross Properties, LLC.

Nkechi C Ogbuchiekwe
Signature of Notary Public

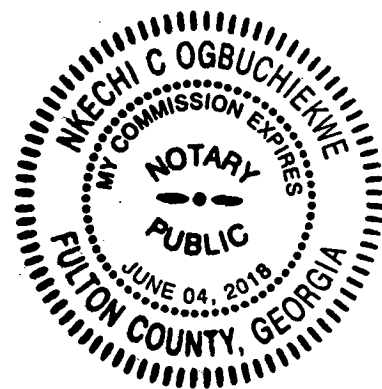


Exhibit "A"

The East Half (E½) of the Southeast Quarter (SE¼) 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 (NE¼) of the Southeast Quarter (SE¼) 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 (NE¼) of the Southeast Quarter (SE¼) 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 (NE¼) of the Southeast Quarter (SE¼); 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.