



Document 2015 890

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 89 DOV# 98

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$ 105,000

### 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, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

4/1

**Taxpayer Information:** (Name and complete address)

Catherine M. Camp, Trustee of the Bluebird Trust, PO Box 16552, Nederland, CO 80466

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

Jerrold B. Oliver, PO Box 230, Winterset, IA 50273

**Grantors:**

Montross Properties, LLC

**Grantees:**

Catherine M. Camp, Trustee of the Bluebird Trust

**Legal description:** See Page 2

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$105,000.00 Dollar(s) and other  
valuable consideration, Montross Properties, LLC

a(n) limited liability company organized and existing under  
the laws of Iowa does hereby Convey to Catherine M. Camp, Trustee  
of the Bluebird Trust

the following described real estate in Madison County, Iowa:  
Lot Five (5) of Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa,  
EXCEPT the North 40.50 feet thereof.



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: 3/19/15

Montross Properties, LLC  
a(n) limited liability company

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

By \_\_\_\_\_

STATE OF Missouri COUNTY OF St. Louis  
IOWA COUNTY OF MADISON  
This record was acknowledged before me on this 20 day of March, 2015

By Raye J. Zeigler  
as Manager  
of Montross Properties, LLC

**CHAD POTTS**  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis City  
My Commission Expires: Sept. 11, 2017  
13559489

Chad Potts  
Signature of Notary Public