



Document 2015 1664

Book 2015 Page 1664 Type 03 001 Pages 3

Date 6/16/2015 Time 12:57:28PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 172 DOV# 183

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$450,000.00

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

$\frac{1}{2}$

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:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of 450,000.00 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 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: June 12, 2015

Montross Properties, LLC
a(n) limited liability company

By Raye J. Ziegler
Raye J. Ziegler, Manager

By _____

STATE OF MISSOURI COUNTY OF MADISON St. Louis
This record was acknowledged before me on this 12th day of JUNE, 2015
by Raye J. Ziegler
as Manager
of Montross Properties, LLC



MARY E. GOLD
My Commission Expires
December 13, 2018
St. Louis County
Commission #14426133

Mary E. Gold
Signature of Notary Public

EXHIBIT "A"

Parcel "V" located in Lot Three (3), containing 2,099.82 square feet, as shown in Plat of Survey filed in Book 2015, Page 946 on April 14, 2015, in the Office of the Recorder of Madison County, Iowa; AND the South One-third ($\frac{1}{3}$) of Lot One (1), except the West 16 feet thereof; AND the North One-third ($\frac{1}{3}$) of Lot Two (2), except the West 16 feet thereof, ALL in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa.

