



Document 2019 1559

Book 2019 Page 1559 Type 03 001 Pages 1  
Date 5/29/2019 Time 12:50:46PM  
Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

## WARRANTY DEED (corrected)

Return to: George Montross, Post Office Box 31, Winterset, Iowa 50273  
Preparer: George Montross, Post Office Box 31, Winterset, Iowa 50273  
Phone 515-238-2963

Taxpayer: Patricia A. Montross Trust, POB 31, Winterset, Iowa 50273  
For the Consideration of \$00000 and other valuable consideration the  
Bluebird Trust, dated December 31, 2007, conveys the following real estate  
in Madison County, Iowa, to the Patricia A. Montross Trust, dated  
December 31, 2007.

The West Half of Lot Two and the East Half of Lot Three in Block Three of the  
West Addition to the City of Winterset, Madison County, Iowa, commonly known  
as 412 West Jefferson Street, Winterset, Iowa.

This corrected deed properly states the ownership of 412 West Jefferson Street,  
Winterset, Iowa, as the Patricia A. Montross Trust correcting the prior error in  
deeding which stated the Grantee as George M. Montross leaving out the word,  
Trust. The proper Grantee was The George M. Montross Trust (AKA Bluebird  
Trust) which was created by and is a part of the Patricia A. Montross Trust, dated  
December 31, 2007. *See Book 2611 page 3090*

Grantors do Hereby Convent with grantees, and successors in interest, that grantor  
holds the real estate in fee simple and has good and lawful authority to convey the  
real estate.

This deed was signed before the notary by George M. Montross.

*George M. Montross* 5/29/2019  
George M. Montross, Trustee of the Bluebird Trust.

*Barbara T. Bitz* 5-29-19  
*State of Iowa*  
*Madison County*

