



Document 2024 2129

Book 2024 Page 2129 Type 03 001 Pages 2
Date 9/03/2024 Time 1:43:51PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$55.20 ANNO
Rev Stamp# 304 DOV# 298 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$35,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

$\frac{1}{2}$

Taxpayer Information: George L. Montross Trust, PO Box 31, Winterset, IA 50273

☒ **Return Document To:** George L. Montross Trust, PO Box 31, Winterset, IA 50273

Grantors: Alan D. Havel

Grantees: George M. Montross as trustee of George L. Montross Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Alan D. Havel, does hereby Convey to George M. Montross, Trustee of George L. Montross Trust, the following described real estate in Madison County, Iowa:

**Lot Two (2), in Block One (1), of North Addition to the Town of Winterset,
Madison County, Iowa.**

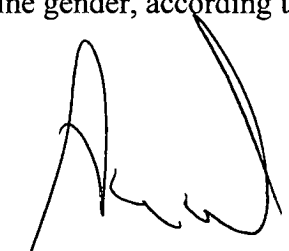


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

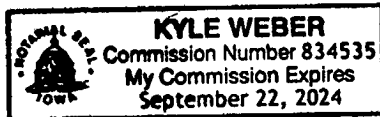
Dated: 8/30/24



Alan D. Havel, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 30, 2024 by
Alan D. Havel.





Signature of Notary Public