



Document 2025 1568

Book 2025 Page 1568 Type 06 017 Pages 3
Date 6/20/2025 Time 9:50:11AM
Rec Amt \$17.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Miscellaneous

TYPE OF DOCUMENT: REAL ESTATE

PREPARER: GEORGE MONTROSS, 412 WEST JEFFERSON, WINTERSET, IOWA
50273 PHONE 515-468-5353

TAXPAYER INFORMATION GEORGE L MONTROSS TRUST, 412 WEST
JEFFERSON STREET, WINTERSET, IOWA 50273

RETURN DOCUMENT TO: GEORGE L MONTROSS TRUST, 412 WEST
JEFFERSON STREET, WINTERSET, IOWA, 50273

GRANTOR: GEORGE L. MONTROSS TRUST, BY TRUSTEE, GEORGE M.
MONTROSS. 412 WEST JEFFERSON STREET, WINTERSET, IOWA 50273

GRANTEE: JORGE LUIS GONZALEZ, 14905 313TH STREET, LORIMOR, IOWA
50149

LEGAL DESCRIPTION: SEE PAGE 1

CONTRACT OF SALE: 1905 313TH ST, LORIMOR

THE ATTACHED CONTRACT ^{Terms} OF SALE WAS REPORTED TO HAVE BEEN RECORDED BY THE BUYER, JORGE GONZALES, SEVERAL YEARS AGO. IN VIEW OF THE FACT THAT A RECORDED COPY CAN NOT CURRENTLY BE LOCATED, THE SELLER, THE GEORGE L MONTROSS TRUST IS NOW RECORDING THE CONTRACT OF SALE. *Am*

THE LEGAL DESCRIPTION OF THE PROPERTY IS:

A tract of land commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter of Section Twenty-one, Township Seventy-four North, Range Twenty-eight West of the 5th P. M. , running thence North 7 rods, thence West 251 feet, thence South 7 rods, thence West 251 feet to the point of beginning.

THE BUYER IS CURRENTLY IN DEFAULT BECAUSE: 1. FAILURE TO MAINTAIN INSURANCE, 2. FAILURE TO PAY REAL ESTATE PROPERTY TAXES, AND 3. FAILURE TO MAKE REQUIRED PAYMENTS

George L Montross
TRUSTEE, GEORGE L MONTROSS TRUST. *Twelve*

Lisa Marie McCracken
Lisa Marie McCracken



AGREEMENT CONCERNING 1905 313TH STREET, LORIMOR, IS A DOCUMENT SIGNED BY MR. JORGE GONZALEZ AND THE GEORGE L MONTROSS TRUST. DATED JULY 9, 2011.

THE AGREEMENT STATES A SALE PRICE OF \$50,000 WITH MONTHLY PAYMENTS BY MR. JORGE GONZALEZ AND A DOWNPAYMENT BY MR. GONZALEZ OF \$2000. THE UNPAID BALANCE WILL BEAR INTEREST OF 7%, SUBJECT TO INCREASES OR DECREASES IN THE PRIME BANK RATE.

MR. JORGE GONZALEZ IS REQUIRED TO KEEP FIRE AND EXTENDED COVERAGE INSURANCE ON THE PROPERTY AT 1905 313TH STREET AT ALL TIMES. HIS FAILURE TO KEEP INSURANCE ON THE PROPERTY CREATES A FORFEITURE OF THE AGREEMENT.

MR. JORGE GONZALEZ IS REQUIRED TO PAY PROPERTY TAXES ON 1905 313TH STREET, LORIMOR, PROMPTLY. FAILURE TO PAY PROPERTY TAXES ON SUBJECT PROPERTY WHEN DUE CREATES A FOREFITURE OF THE AGREEMENT.

MR. JORGE GONZALEZ IS REQUIRED TO MAKE MONTHLY PAYMENTS AS STATED IN THE AGREEMENT. THE INITIAL AMOUNT IS \$450 PER MONTH BUT SUBJECT TO CHANGE BASED UPON THE BANK PRIME RATE. THESE AMOUNTS HAVE NOT BEEN MADE FULLY. THE AGREEMENT IS FOR A 15 YEAR PERIOD OF TIME BEGINNING IN JULY 2011.

THE AGREEMENT

A COPY OF THE AGREEMENT MAY BE REVIEWED IN THE LAW OFFICES OF JORDAN, OLIVER, WALTERS AT 101 1/2 WEST JEFFERSON STREET, WINTERSSET, IOWA 50273.

MR. JORGE GONZALEZ WAS RESPONSIBLE FOR THE RECORDATION OF A COPY OF THIS AGREEMENT IN 2016 AND THE GEORGE L. MONTROSS TRUST CAN NOT FIND WHERE IT WAS RECORDED.

THIS SUMMARY OF THE AGREEMENT WAS PREPARED BY GEORGE M. MONTROSS, TRUSTEE OF THE GEORGE L. MONTROSS TRUST BASED UPON A COPY OF THE AGREEMENT SIGNED BY MR. JORGE GONZALEZ AND TRUSTEE OF THE TRUST ON JULY 9, 2011.