



Document 2025 3377

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Date 12/11/2025 Time 11:50:03AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 456 DOV# 463

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$85,000⁴

TYPE OF DOCUMENT: WARRANTY DEED

PREPARED BY GEORGE M. MONTROSS, 412 WEST JEFFERSON STREET,
WINTERSET, Iowa - 515-468-5353

¹/₂ PARTIES:

GRANTOR: GEORGE MONTROSS TRUST, 101 JOHN WAYNE, WINTERSET
, IOWA

GRANTEE: TOM BAKER, 520 N 4TH AVE, WINTERSET, IOWA 50273

TAXPAYER: TOM BAKER, 520 N 4TH AVE, WINTERSET, IOWA 50273

✓ WHEN RECORDED RETURN TO
⑥ THOMAS BAKER, 520 NORTH 4TH AVE, WINTERSET, IOWA

—
WARRANTY DEED

THE GRANTOR, THE GEORGE L. MONTROSS TRUST, GEORGE
MICHAEL MONTROSS TRUSTEE, FOR AND IN CONSIDERATION OF
\$1 AND OTHER VALUABLE CONSIDERATION, BARGAINS, SELLS,
CONVEYS AND WARRANTIES TO THOMAS BAKER OF 520 NORTH
4TH AVE, WINTERSET, IOWA , THE FOLLOWING DESCRIBED REAL
ESTATE, SITUATED AT 520 NORTH 4TH AVE, WINTERSET, IOWA,
50149:



**THE SOUTH HALF (1/2) OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1)
OF A.B.SHRIVER'S ADDITION TO THE CITY OF WINTERSET, MADISON**

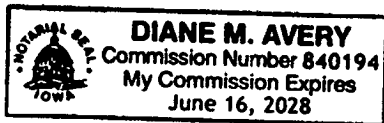
COUNTY, IOWA

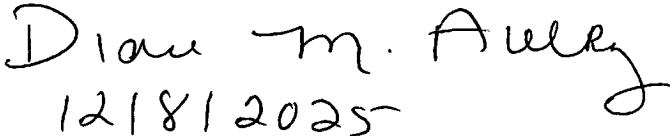
DEED IS SUBJECT TO EXISTING TAXES, ASSESSMENTS, LIENS, ENCUMBRANCES, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. THE GRANTOR HEREBY COVENANTS WITH THE GRANTEE THAT GRANTOR IS LAWFULLY SIEZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES AND HAS GOOD RIGHT TO SELL CONVEY THE SAME TO GRANTOR.

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.

 GRANTOR, GEORGE MICHAEL MONTROSS
TRUSTEE THE ⁸⁰GEORGE L. MONTROSS TRUST,

DATED 12/08/2025




12/8/2025