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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Warranty Deed

Title of Document (on/above line)

PREPARER INFORMATION:

(name, address, phone number)

George Montross, 412 W Jefferson Winterset Iowa 50273
515-468-5353

TAXPAYER INFORMATION:

(name and mailing address)

George M Montross Trust
101 John Wayne Drive
Winterset, Iowa 50273

RETURN DOCUMENT TO:

(name and mailing address)

George Montross, 412 W Jefferson, Winterset, Iowa 50273

GRANTOR:

(name) George L Montross Trust

GRANTEE:

(name) George M Montross Trust

WHEN RECORDED RETURN TO

GEORGE MONTROSS, 412 W. JEFFERSON, WINTERSET, IOWA 50273

WARRANTY DEED

THE GRANTOR, THE GEORGE L. MONTROSS TRUST, GEORGE MICHAEL MONTROSS TRUSTEE, FOR AND IN CONSIDERATION OF \$50,000, BARGAINS, SELLS, CONVEYS AND WARRANTIES TO THE GEORGE M. MONTROSS TRUST OF 101 JOHN WAYNE DRIVE, WINTERSET, IOWA , THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AT 1161 WEST SUMMIT, WINTERSET, IOWA, 50273:

PARCEL "M", LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA,

CONTAINING .400 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2002, PAGE 1605 ON APRIL 4, 2002, IN THE OFFICE OF THE RECORDER OF 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 GEORGE L. MONTROSS TRUST,

DATED 1/30/2026


Lisa Marie McCracken

