



Document 2016 1547

Book 2016 Page 1547 Type 03 001 Pages 3

Date 6/06/2016 Time 8:24:57AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 204 DOV# 209

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ INDX

ANNO

SCAN

CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$75,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Judith C. Reel Property Management Trust Under Agreement Dated July 1, 2008, 3306 John Lyne Road, Des Moines, IA 50312

✓ **Return Document To:** (Name and complete address)

Judith C. Reel Property Management Trust Under Agreement Dated July 1, 2008, 3306 John Lyne Road, Des Moines, IA 50312

Grantors:

Montross Properties, LLC

Grantees:

Judith C. Reel Property Management Trust
Under Agreement Dated July 1, 2008

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$75,000.00 Dollar(s) and other
valuable consideration, Montross Properties, LLC,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Judith C. Reel Property
Management Trust Under Agreement Dated July 1, 2008,

the following described real estate in Madison County, Iowa:
See attached description.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated on May 11, 2016.

Montross Properties, LLC, a(n) limited liability company

By Raye Zeigler, Manager
Raye Zeigler, Manager

By _____

STATE OF MISSOURI, COUNTY OF St. LOUIS
This record was acknowledged before me on May 11, 2016, by Raye Zeigler
as Manager
of Montross Properties, LLC



MARY E. GOLD
My Commission Expires
December 13, 2018
St. Louis County
Commission #14428133

Mary E. Gold
Signature of Notary Public

The North 40.50 feet of Lot Five (5) in Block Eighteen (18) of the Original Town of Winterset in Madison County, Iowa, subject to an Easement dated December 18, 2015, and recorded December 22, 2015, in Book 2015, Page 3770 of the Recorder's Office of Madison County, in favor of all owners of Lot Five (5) in Block Eighteen (18) of the Original Town of Winterset in Madison County, Iowa, which owners are the owners of the above described real estate and all other owners of real estate located in said Lot Five (5). All such owners shall have equal rights to the use of such Easement, with no owner having greater rights than any other owner to the use of such Easement.