



Document 2017 3471

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Date 11/03/2017 Time 1:35:04PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Rev Stamp# 479 DOV# 488

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$37,150.⁰⁰—

Preparer's Information: Anita M. Olson, 5572 Pierce Street, St. Charles Iowa, 50240
515-975-8969

Taxpayer's Information: (Blue Bird Trust, PO Box 31, Winterset, IA 50273)

✓ **Return Document to:** (Blue Bird Trust, PO Box 31, Winterset, IA 50273)

Grantor's George Raymond Montross and Julie Lynn Montross

Grantee's Catherine Camp, as Trustee of the Blue Bird Trust

Legal Description: See Page 2

Document or Instrument Number of Previously Recorded Documents:

AFTER RECORDING RETURN TO:
Blue Bird Trust, PO Box 31, Winterset, IA 50273

Prepared by: Anita M. Olson, 5572 Pierce St, St. Charles, IA 50420, 515-975-8969

Tax Statements : Blue Bird Trust, PO Box 31, Winterset, IA 50273

WARRANTY DEED

For the Consideration of One (\$1.00) Dollar and other valuable consideration **George Raymond Montross and Julie Lynn Montross, husband and wife**, do hereby Convey to **Catherine Camp, as Trustee of the Blue Bird Trust**, the following described real estate in **Madison County, Iowa**

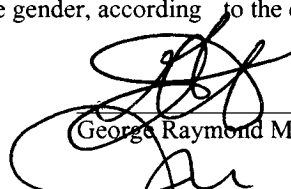
Lot Five (5) in Block Five (5) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa

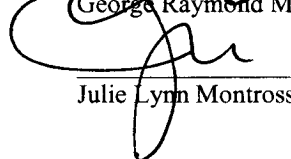
Otherwise known as 121 Filmore W, Winterset, IA 50273

Grantors do hereby Covenant with grantee, and her successor 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 s 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10-24-17



George Raymond Montross


Julie Lynn Montross

State of Iowa:

Ss

County of _____

This instrument was acknowledged before me on this ____ day of _____, 2017, George Raymond Montross and Julie Lynn Montross, husband and wife.

Notary State of Iowa.

See
Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

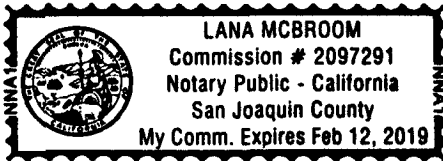
On October 24, 2017 before me, Lana McBroom, Notary Public, personally appeared

Date

George and Julie Montross

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lana McBroom

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer – Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

First Name

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer – Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

First Name