

BK: 2022 PG: 2131
Recorded: 7/19/2022 at 9:02:11.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Return To: Tim D. Forst and Beth M. Forst, 921 W. South Street, Winterset, Iowa
Taxpayer: Tim D. Forst, and Beth M Forst, 921 W. South Street, Winterset, Iowa
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



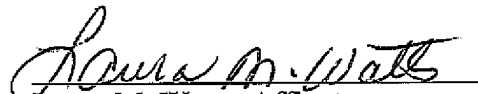
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Seven (7) in Block Two (2) of Adkison's Addition to the Town of Winterset, Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON, ss:

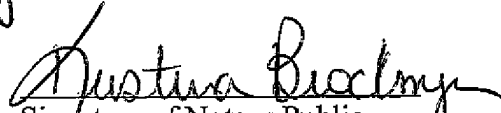
I, Laura M. Watts, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Laura M. Watts Revocable Trust trust dated January 10, 2013, to which the above-described real estate was conveyed to the trustee by Laura M. Watts, Trustee of the Larry D. Watts Revocable Trust, pursuant to an instrument recorded November 12, 2014, in the office of the Madison County Recorder in Book 2014, Page 2845.
- 2 I am the presently the existing trustee under the Trust and I am authorized to sell the above described real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.
- 4 The grantor of the trust is alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Laura M. Watts, Affiant

Signed and sworn to (or affirmed) before me on July 7, 2022, by
Laura M. Watts.




Signature of Notary Public