

BK: 2022 PG: 2132  
Recorded: 7/19/2022 at 9:02:12.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$237.60  
LISA SMITH RECORDER  
Madison County, Iowa

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



### TRUSTEE WARRANTY DEED

For the consideration of 149,000.00 Dollar(s) and other valuable consideration, Laura M. Watts Trustee of the Laura M. Watts Revocable Trust Dated January 10, 2013 does hereby Convey to Tim D. Forst and Beth M. Forst, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

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

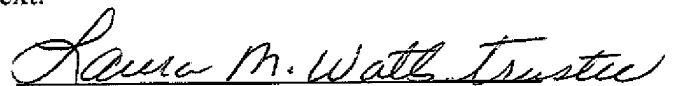
This deed is given in satisfaction of a real estate contract filed November 14, 2008, in Book 2008, Page 3356 of the Recorder's Office of Madison County, Iowa.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Date: 7-5-22

  
Laura M. Watts, Trustee Laura M. Watts  
Revocable Trust dated January 10, 2013

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on  
by Laura M. Watts, Trustee of the above-entitled trust.

July 5, 2022

Kristina Brockmeyer  
Signature of Notary Public

