



Document 2013 686

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Jerrold B. Oliver

Return Document To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Address Tax Statement: Larry Watts, 8062 Indian Creek Blvd., Kissimmee, FL 34747-2784

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Larry D. Watts and Laura M. Watts, Husband and Wife do hereby Convey to Larry D. Watts and Laura M. Watts, Trustees of the Larry D. Watts Revocable Trust dated January 10, 2013 as to an undivided one-half interest and Laura M. Watts and Larry D. Watts, Trustees of the Laura M. Watts Revocable Trust dated January 10, 2013, as to an undivided one-half interest the following described real estate in Madison County, Iowa:

Lot Seven (7), Block Two (2) of Adkinson's Addition to the City of Winterset,
Madison County, Iowa

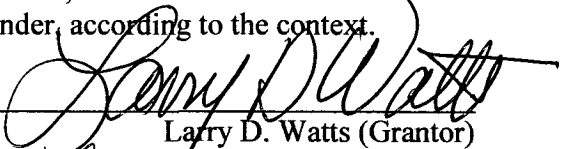
Subject to a Real Estate Contract to sell said real estate to Tim D. Forst and Beth M. Forst dated November 13, 2008, and filed November 14, 2008, in Book 2008, Page 3356 of the Recorder's Office of Madison County, Iowa. Grantors hereby assign all right title and interest in and to said Real Estate Contract to Grantees.

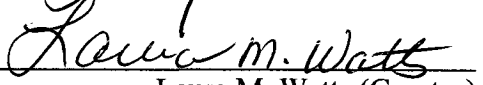
This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors 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 as 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2-22-13


Larry D. Watts (Grantor)


Laura M. Watts (Grantor)

STATE OF **FLORIDA**, COUNTY OF OSCEOLA

This instrument was acknowledged before me on FEB 22, 2014, by Larry D. Watts
and Laura M. Watts.


_____, Notary Public

