



Document 2012 471

Book 2012 Page 471 Type 03 014 Pages 2

Date 2/15/2012 Time 11:32 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

✓ **Preparer Information:** (Individual's name, address and phone number)

George Montross  
412 West Jefferson Street  
Winterset, Iowa  
515-238-2963

**Taxpayer Information:** (Taxpayer's name and full mailing address)

Same

**Return Document To:** (Name and full mailing address)

Same

**Grantors:**

George L. Montross Trust  
George Montross

**Grantees:**

Steve Raymer

**Parcel Identification Number:** (If required or applicable)

**Legal Description:** see attached

**Document or instrument number of associated documents previously recorded:**



### NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Steve Raymie

You and each of you are hereby notified:

(1) The written contract dated 4-21-2010, and executed by  
St George Montross for the GL Montross Trust  
as Vendors, and  
Steve Raymie as Vende

\_\_\_\_\_ as Vendees,  
(insert recording data) recorded the \_\_\_\_\_ day of \_\_\_\_\_, in the office of the  
\_\_\_\_\_ County Recorder, recorded as document reference number  
\_\_\_\_\_ for the sale of the following described real estate:

607 East South Street  
Winterset  
Iowa 50273

Notice is being published in the Madisonian  
and Mr. Raymie no longer lives in Winterset,  
Lot Seven (7) in Block five (5) of Laughridge & Cassidy's  
Addition to the town of Winterset, Madison County, Iowa

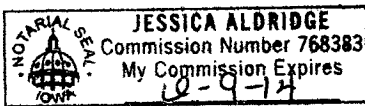
has not been complied with in the following particulars:

|   |                          |
|---|--------------------------|
| (a) <u>Rent payments missed in 2011</u> | \$ <u>3000</u>           |
| (b) <u>Rent payments missed in 2012</u> | \$ <u>500</u>            |
| (c)                                     | \$ _____                 |
| (d)                                     | \$ _____                 |
| <b>Total</b>                            | <b>\$ <u>3500.00</u></b> |

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$ 50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

George L. Montross Trust  
George M. Montross  
Vendors  
(or Successors in Interest)



By \_\_\_\_\_ Their Attorney -

Address: P.O. Box 31  
Winterset Iowa  
50273