

BK: 2024 PG: 800
Recorded: 4/17/2024 at 8:13:58.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,
Phone: 515-523-2843

Taxpayer Information: Zebin Kester, 1799 Creamery Road , Dexter, IA 50070

Return Document To: Zebin Kester, 1799 Creamery Road , Dexter, IA 50070

Grantors: Marilyn J. Boyle, Trustee
Robert L. Boyle Living Trust dated June 6, 2016

Grantees: Zebin Kester

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A parcel of land in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as: Beginning at the Southeast corner of Section Seven (7), Township Seventy-six (76) North Range Twenty-nine (29), thence along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section, on an assumed bearing of N00°00'00" E a distance of 357.07 feet, thence N89°42'12" W 610.00 feet, thence S00°00'00" 357.07 feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$), thence S89°42'12" E 610.00 feet to the point of beginning, containing 5.00 acres, more or less, including public road, and 4.631 acres, more or less, excluding public road.

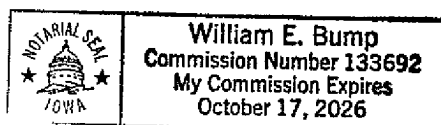
STATE OF IOWA, COUNTY OF ADAIR, ss:

I, Marilyn J. Boyle, Trustee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Robert L. Boyle Living Trust dated June 6, 2016, to which the above-described real estate was conveyed to the trustee by Robert L. Boyle and Marilyn J. Boyle, pursuant to an instrument recorded July 1, 2016, in the office of the Madison County Recorder in Bk: 2016 Pg: 1872.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey fee title to the 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 in paragraph 2, free and clear of any adverse claims.
- 4 The grantor of the trust is not alive.
- 5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa Inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Marilyn J. Boyle, Trustee
Marilyn J. Boyle, Trustee, Affiant

Signed and sworn to (or affirmed) before me on APRIL 16, 2024, by
Marilyn J. Boyle, Trustee.



William E. Bump
Signature of Notary Public