

BK: 2019 PG: 3814  
Recorded: 12/3/2019 at 8:53:03.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

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

**Preparer Information:** (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003 Telephone: (515) 993-4545

**Taxpayer Information:**

Bruce and Jeff Bellamy, 1904 Hogback Bridge Road, Winterset, IA 50273

**Return Document To:**

James E. Van Werden, 1009 Main Street, Adel, IA 50003

**Grantors:**

Bruce F. Hann as Trustee of the Bruce Hann Property Management Trust

**Grantees:**

Bruce A. Bellamy

Georgine E. Bellamy

Jeffrey Ken Bellamy

Stephanie Lynn Bellamy

**Legal Description:** See Page 2

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



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 4.34 acres, more or less, as shown in Plat of Survey, filed in Book 2019, Page 1318 on May 10, 2019, in the Office of the Recorder of Madison County, Iowa, and subject to an "access easement" as shown in the Plat of Survey for Parcel "C" in the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa filed in Book 2019 Page 1318 of the Madison County, Iowa records.

STATE OF Colorado, COUNTY OF Denver, ss:

I, Bruce F. Hann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Bruce Hann Property Management Trust dated July 19, 2002, to which the above-described real estate was conveyed to Bruce F. Hann as Trustee of the Bruce Hann Property Management Trust pursuant to an instrument recorded on January 24, 2008 in the office of the Madison County Recorder in Book 2008 Page 246.
2. I am the presently existing trustee under the Trust and I am authorized to sell 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Bruce F. Hann, Affiant

Signed and sworn to (or affirmed) before me on November 21<sup>st</sup>, 2019, by Bruce F. Hann.

  
Signature of Notary Public