

BK: 2020 PG: 1618
Recorded: 5/12/2020 at 2:16:34.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Kathleen S. Towers, 686 D Avenue, Scranton, IA 51462

Return Document To: (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantor:

Mary Pat Wiedmann as Trustee of the Donald J. Lynch Trust under Trust Agreement dated
January 31, 2018

Grantees:

Kathleen S. Towers

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East One-Half (½) of the Southwest Quarter (¼), AND all that part of the West One-Half (½) of the Southwest Quarter (¼) lying East of the road; ALL in Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described parcels:

- 1. All that part of Parcel "B" located in the South Half (½) of the Southwest Quarter (¼) of said Section Two (2), as shown in Plat of Survey filed in Book 3, Page 213 on April 15, 1998, in the Office of the Recorder of Madison County, Iowa.**
- 2. Parcel "A", located in the North Half (½) of the Southwest Quarter (¼) of said Section Two (2), containing 8.006 acres, as shown in Plat of Survey filed in Book 3, Page 398 on February 24, 1999, in the Office of the Recorder of Madison County, Iowa.**
- 3. Parcel "A", located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Two (2), containing 2.188 acres, as shown in Plat of Survey filed in Book 3, Page 430 on April 28, 1999, in the Office of the Recorder of Madison County, Iowa.**
- 4. All of Winwood Subdivision, located in the Southwest Quarter (¼) of said Section Two (2), containing 21.934 acres, as shown in Plat of Survey filed in Book 2001, Page 1873 on May 9, 2001, in the Office of the Recorder of Madison County, Iowa.**
- 5. Parcel "H", located in the North Half (½) of the Southwest Quarter (¼) of said Section Two (2), containing 3.02 acres, as shown in Plat of Survey filed in Book 2013, Page 2571 on August 30, 2013, in the Office of the Recorder of Madison County, Iowa.**

I, Mary Pat Wiedmann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

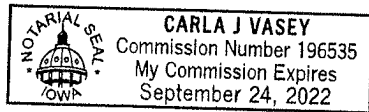
1. I am the Trustee of the Donald J. Lynch Trust under Trust Agreement dated January 31, 2018, to which the above-described real estate was conveyed by Quit Claim Deed, recorded April 26, 2019, in the Office of the Madison County Recorder in Book 2019 at Page 1189.
2. I am the presently existing Trustee under the Trust and I am authorized to convey title to the above-described real estate to Kathleen S. Towers without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The Grantor of the Trust, Donald J. Lynch, 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, Donald J. Lynch.

6. An Iowa Inheritance Tax Return is not required to be filed pursuant to Section 450.22 Subsections 2 and 3.
7. The Trust is Irrevocable.

Mary Pat Wiedmann
Mary Pat Wiedmann, Affiant

STATE OF IOWA, COUNTY OF MADISON, ss:

Signed and sworn to (or affirmed) before me on May 8th, 2020, by Mary Pat Wiedmann, as Trustee of the Donald J. Lynch Trust under Trust Agreement dated January 31, 2018.



Carla J Vasey
Notary Public in and for the State of Iowa