

BK: 2020 PG: 2350
Recorded: 7/2/2020 at 1:05:07.0 PM
Pages 5
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

AFFIDAVIT FOR CHANGE OF TITLE FOLLOWING CHANGE OF FIDUCIARY
Recorder's Cover Sheet

Preparer Information:

Haley R. Van Loon
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Ph. 515.242.2400

Taxpayer Information:

Gregory J. Clarke 2011 Exempt Trust u/a/d December 1, 2011
c/o Members Trust Company
14055 Riveredge Drive, Suite 525
Tampa, FL 33637

Return Address:

Haley R. Van Loon
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Ph. 515.242.2400

Fiduciary:

Members Trust Company

Legal Description:

See Exhibit A

Document or instrument number if applicable:

N/A

AFFIDAVIT FOR CHANGE OF TITLE FOLLOWING CHANGE OF FIDUCIARY

RE: See Exhibit A attached hereto.

The undersigned, Robert D. Hodges, as attorney for First American Bank ("FAB") and with knowledge of a change in fiduciary involving Members Trust Company ("MTC"), the current trustee of the Gregory J. Clarke 2011 Exempt Trust u/a/d December 1, 2011, being first duly sworn, deposes and states as follows:

1. I am an attorney for FAB and have knowledge regarding a change in fiduciary to MTC, the current trustee for the Gregory J. Clarke 2011 Exempt Trust u/a/d December 1, 2011 (the "Trust") which is not a court reporting trust and which has never been subject to court jurisdiction.

2. The Trust was created pursuant to the Trust Agreement of the Clarke 2011 Exempt Trust ("Exempt Trust"). The Exempt Trust was divided to provide shares for the grandchildren of Lloyd E. Clarke and Carol L. Clarke. Each share is currently being administered as a trust for the respective grandchild. The Trust was created under the Exempt Trust for the benefit of Gregory J. Clarke and is the only relevant trust for purposes of this Affidavit.

3. The Trust owns certain real property described in Exhibit A attached hereto.

4. FAB was appointed to serve as initial Trustee of the Exempt Trust and all trusts created thereunder on December 1, 2011. FAB is the former trustee of the Trust.

5. On February 26, 2020, FAB entered into a Trustee Resignation and Appointment Agreement ("Agreement") with the relevant parties of the Trust. The Agreement provided that FAB had entered into a Purchase and Assumption Agreement with GreenState Credit Union ("GSCU"), pursuant to which GSCU was to purchase assets and assume liabilities associated with FAB's Iowa branches (the "GreenState Transaction").

6. The Agreement further provided that GSCU was not purchasing or assuming FAB's wealth management or trust business as part of the GreenState Transaction; instead, FAB was transferring that business to MTC, a federal thrift regulated by the Office of Comptroller of the Currency.

7. All parties were in agreement with respect to the transition of trusteeship as memorialized by the Agreement and MTC was appointed successor Trustee of the Trust, subject to the closure of the GreenState Transaction.

8. The GreenState Transaction closed on February 29, 2020, and MTC became trustee of the Trust on February 29, 2020.

9. That this affidavit is made from the personal knowledge of the undersigned who is familiar with the Trust, the trustees, and is for the purpose of explaining that MTC is the presently existing trustee of the Trust and is authorized to sell, transfer, encumber or otherwise deal with real estate owned by the Trust, without any limitation of qualification whatsoever, or the execution of any such sale, transfer, encumbrance or otherwise by any other trustee.

10. The Affiant requests that the Auditor enter the information on the transfer books and index pursuant to Iowa Code Section 558.66.

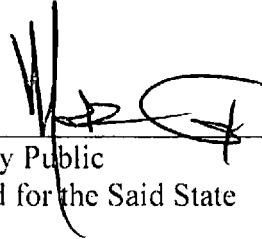
Further, this Affiant sayeth not.

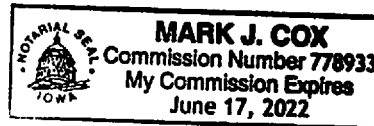
Dated this 22nd day of June, 2020.


Robert D. Hodges, Affiant
Attorney for First American Bank

STATE OF IOWA, COUNTY OF POLK, ss:

Subscribed in my presence and sworn to (affirmed) before me by Robert D. Hodges this 22nd day of June, 2020.


Notary Public
In and for the Said State





Document 2018 2422

Book 2018 Page 2422 Type 03 001 Pages 2

Date 7/26/2018 Time 2:52:35PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$599.20 ANNO

Rev Stamp# 303 DOV# 308 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

E **Return Document To:** First American Bank, as Trustee of the Gregory J. Clarke, 12333 University Ave, Clive, IA 50325
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: First American Bank, as Trustee of the Gregory J. Clarke, 12333 University Ave, Clive, IA 50325

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WARRANTY DEED

For the consideration of ---\$375,000.00--- Dollar(s) and other valuable consideration, Richard V. Hanson and Mary Lou Hanson, husband and wife do hereby Convey to First American Bank, as Trustee of the Gregory J. Clarke 2011 Exempt Trust Under Agreement Dated December 1, 2011 the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-one (21), EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 586 on May 31, 2000, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located therein, containing 0.12 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1409 on May 7, 2018 in the Office of the Recorder of Madison County, Iowa; AND all that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) lying East of the public highway as now located across said 40 acre tract; in Section Twenty (20), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



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.

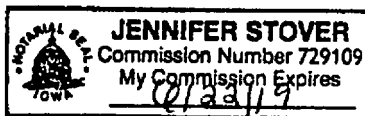
Dated: 7/24/18

Kimberly A. Petersen
Richard V. Hanson by Kimberly A. Petersen,
Agent

Kimberly A. Petersen
Mary Lou Hanson by Kimberly A. Petersen,
Agent

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/24/18, by Kimberly A. Peterson, Agent for Richard V. Hanson and Mary Lou Hanson.



Jennifer Stover
Signature of Notary Public