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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information: (Name and complete address)

Dale G. Wulf, 613 12th Ave. North, Clinton, IA 52732

☒ **Return Document To:** (Name and complete address)

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:

Ruby O'Brien

Grantees:

Dale G. Wulf

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Five (5) and Six (6) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,.

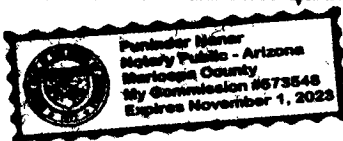
STATE OF ARIZONA MARICOPA
~~IOWA~~, COUNTY OF MADISON, ss:

I, Ruby O'Brien, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Ruby M. O'Brien Revocable Trust dated December 19, 2008, to which the above-described real estate was conveyed to the trustee by Ruby O'Brien, pursuant to an instrument recorded on January 13, 2009, in the office of the Madison County Recorder in Book 2009, Page 91 on 1/13/09 in Book 2016-807 on 4/5/16 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to Sell the above described property.
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 / is not alive.
5. ~~Form 706, United States Estate Tax return, _____ * 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.

Ruby M. O'Brien
 Ruby O'Brien, Affiant

Signed and sworn to (or affirmed) before me on June 18, 2020, by Ruby O'Brien



[Signature]
 Signature of Notary Public

~~THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.~~