

BK: 2020 PG: 4296
Recorded: 11/6/2020 at 10:03:04.0 AM
Pages 2
County Recording Fee: \$19.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$22.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)

MLNB, L.L.C., c/o William Hunter, P.O. Box 488, Earlham, IA 50072

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Keystone Revocable Trust
dated December 18, 2007

Grantees:

MLNB, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

BK 2011 PG 1944; and BK 2020 PG 702



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

AND

The West 60 Acres of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 2.6537 Acres, as shown in Plat of Survey filed in Book 1, Page 119 on January 17, 1977, in the Office of the Recorder of Madison County, Iowa.

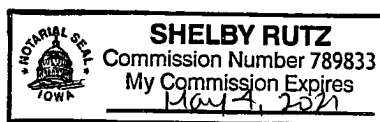
STATE OF IOWA, COUNTY OF POLK, ss:

I, WILLIAM HUNTER, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Keystone Revocable Trust Trust dated December 28, 2007, to which the above-described real estate was conveyed to the trustee by Warranty Deeds pursuant to an instrument recorded on 7/18/2011 and 03/09/2020, in the office of the Madison County Recorder in Book 2011, Page 1944; and Book 2020, Page 702, respectively (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey the above described properties to MLNB, L.L.C. 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.

Signature of William W. Hunter, Affiant

Signed and sworn to (or affirmed) before me on 11-2-2020, by WILLIAM HUNTER



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.