



Document 2020 4815

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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)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Bacaland, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

Return Document To: (Name and complete address)

Bacaland, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

Grantors:

Stephen P. Nehring

Grantees:

Bacaland, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



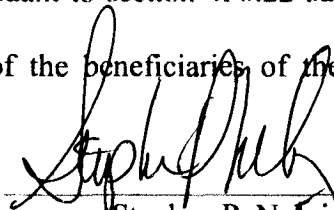
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See description attached.

STATE OF IOWA, COUNTY OF MADISON, ss:

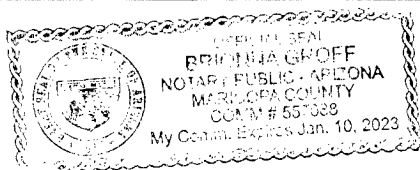
I, Stephen P. Nehring, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

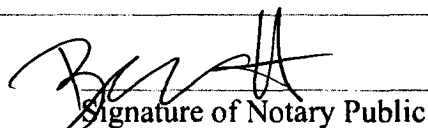
1. I am the trustee under the Nehring 2016 Revocable Trust Trust dated November 7, 2016, to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded on October 6, 2020, in the office of the Madison County Recorder in Book 2020, Page 3805 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to conveyance of 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 /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.



Stephen P. Nehring, Affiant

Signed and sworn to (or affirmed) before me on 12/04/2020, by Stephen P. Nehring




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.~~

All that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the North right-of-way of the County Highway running East and West through said Section Twenty-three (23), **EXCEPT** Parcel "Z" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 7.01 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 912 on March 25, 2020, in the Office of the Recorder of Madison County, Iowa;

