



Document 2020 704

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LISA SMITH, COUNTY 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)

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

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

**Grantors:**

William Hunter

**Grantees:**

S. James Smith

Linda J. Smith

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32), containing 19.47 acres, as shown in Plat of Survey filed in Book 2020, Page 449 on February 11, 2020 in the Office of the Recorder of Madison County, Iowa;

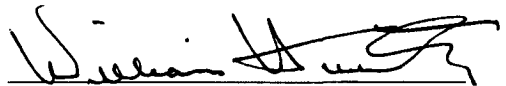
AND

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

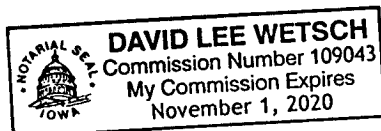
STATE OF IOWA, COUNTY OF Madison, ss:

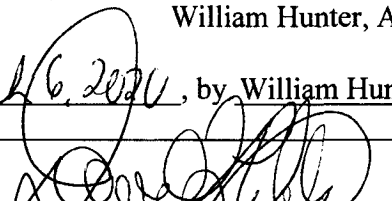
I, William Hunter, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Keystone Revocable Trust dated 12/2/2007, to which the above-described real estate was conveyed to the trustee by Doreen Price, Dana M. Shifflett, Judith L. Shifflett and Stephen R. Shifflett, pursuant to an instrument recorded on 3-9-2020, in the office of the Madison County Recorder in 2020-700 + 2020-701 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey the above described property to S. James Smith and Linda J. Smith 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.

  
William Hunter, Affiant

Signed and sworn to (or affirmed) before me on March 6, 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.~~