



Document 2021 947

Book 2021 Page 947 Type 06 033 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

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Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Craig DeVries, 19014 R45 Highway, New Virginia, IA 50210

Return Document To: Jerrold B. Oliver, 101 1/2 Jefferson, P.O. Box 230, Winterset, IA 50273

Grantors: Stephen P. Nehring

Grantees: Craig DeVries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached legal description

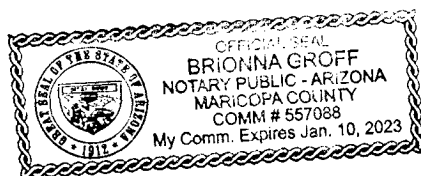
STATE OF Arizona . COUNTY OF Maricopa . ss:

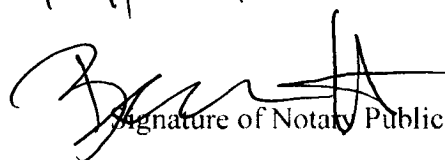
I, Stephn P. Nehring, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Nehring 2016 Revocable Trust dated November 7, 2016, to which the above-described real estate was conveyed to the trustee by Court Officer Deed, pursuant to an instrument recorded October 6, 2020, in the office of the Madison County Recorder in Book 2020 Page 3805.
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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Stephn P. Nehring, Affiant

Signed and sworn to (or affirmed) before me on 02/09/2021 by Stephen P. Nehring.




Signature of Notary Public

The East Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said section Thirty-six (36), more particularly described as follows to-wit: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section Thirty-six (36), running thence North 85° 12' East 323 feet, thence South 3° 14' East 218.85 feet, thence South 82° 55' West 337 feet to a point 233 feet South of the point of beginning, thence North to the point of beginning, and containing 1.49 acres, more or less, exclusive of the present established highway,

AND

Parcel "B" located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section one (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 39.75 acres, as shown in Plat of Survey filed in Book 2010, Page 1037 on May 6, 2010, in the Office of the Recorder of Madison County, Iowa.