



Document 2023 2668

Book 2023 Page 2668 Type 06 033 Pages 2

Date 10/30/2023 Time 2:34:30PM

Rec Amt \$12.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Jon R. Wiegert and Jo Ann M. Wiegert, 1657 Upland Trail, Prole, IA 50229

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: 515-462-4912

INDIVIDUAL TRUSTEE'S AFFIDAVIT

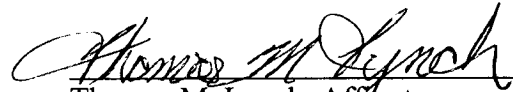
RE: The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-four (34); AND the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-five (35); ALL IN Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the West Half (½) of the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the East Half (½) of the Northeast Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a parcel of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Three (3), containing 3.000 acres, as shown in Retracement Survey filed in Book 2023, Page 1198 on May 30, 2023, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Three (3), containing 3.276 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 1510 on June 1, 2016, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:


I, Thomas M. Lynch, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Carole A. Lynch Marital Trust established under the Maurice F. Lynch Revocable Trust dated April 10, 2018, to which the above-described real estate was conveyed to the Trustee of the Carole A. Lynch Marital Trust pursuant to an instrument recorded October 24, 2022, in the Office of the Madison County Recorder in Book 2022 at Page 3099.

2. I am the presently existing Trustee under the Trust, and I am authorized to convey title to the above-described real estate to Jon R. Wiegert and Jo Ann M. Wiegert 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 not alive.
5. The Trust is irrevocable. Trust Beneficiary, Maurice F. Lynch, is deceased. Trust Beneficiary, Carole A. Lynch, is deceased.


Thomas M. Lynch, Affiant

Signed and sworn to (or affirmed) before me on October 30, 2023, by Thomas M. Lynch as Trustee of the Carole A. Lynch Marital Trust.


Signature of Notary Public

