



Document 2023 2862

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 218, WDM IA 50266 5158649370

Return To: Jon Wiegert, 1657 Upland Trail, Prole, IA 50229

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A parcel of land located in the Southeast Quarter (¼) 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, containing 3.00 acres, as shown in Retracement Survey filed in Book 2023, Page 1198 on May 30, 2023, in the Office of the Recorder of the Madison County, Iowa.

Address: 1651 Upland Trail, Prole, IA 50229.

I, Christine E. Kerby, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the successor trustee under the Carole A. Lynch Revocable Trust dated April 10, 2018, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the 31st day of August, 2022, in the office of the Madison County Recorder in Book 2022 at Page 2570.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Jon 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.

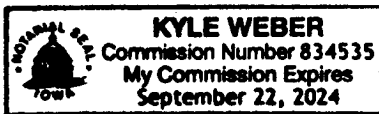
4. The grantor of the trust is deceased.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.
6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Carole A. Lynch.
7. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22, subsection 3.

Dated: 11-17-2023

Christine E. Kerby, Trustee
Christine E. Kerby, Affiant

STATE OF Iowa)
) ss:
COUNTY OF Madison)

On this 17 day of November, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Christine E. Kerby, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



[Signature]
Notary Public in and for said State