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Book 2023 Page 3181 Type 06 033 Pages 2
Date 12/27/2023 Time 1:09:51PM
Rec Amt \$12.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Recorder's Cover Sheet

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

Taxpayer Information: Charles W. Gordon and Brooke E. Gordon, 1718 S. 4th Avenue, Winterset, IA 50273

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

Grantors: Corey W. Utsler and Stephen B. Utsler as co-trustees of Larry H. Utsler and Michelle J. Utsler Family Trust Dated June 12, 2019,


Grantees: Charles W. Gordon and Brooke E. Gordon

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot One (1) of Seven Oaks Subdivision, located in the West Half (½) of the Southeast Quarter (¼) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND a portion of Lot Two (2) of said Seven Oaks Subdivision containing 1.874 Acres, as shown in Plat of Survey filed in Book 2, Page 288 on January 27, 1992 in the Office of the Recorder of Madison County, Iowa. 

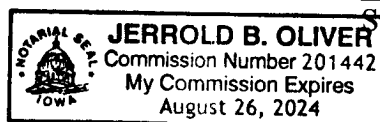
STATE OF IOWA, COUNTY OF MADISON, ss:

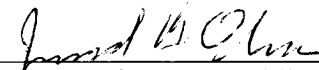
I, Corey W. Utsler, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am one of the trustees under the Larry H. Utsler and Michelle J. Utsler Family Trust Dated June 12, 2019 to which the above-described real estate was conveyed to the trustees by Larry H. Utsler and Michelle J. Utsler, pursuant to an instrument recorded June 13, 2019 in the office of the Madison County Recorder in Book 2019, Page 1757.
2. I am one of the presently one of the existing trustees under the Trust and the Trustees are authorized to convey said real estate by Trustees' Warranty Deed without any limitation or qualification whatsoever.
3. The Trust is in existence and the trustees are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. Michelle J. Utsler, one of the Grantors to said Trust is deceased.
5. Form 706, United States Estate Tax return is not required to be filed as a result of the death of said 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.


Corey W. Utsler, Affiant

Signed and sworn to (or affirmed) before me on Dec. 16, 2023, by
Corey W. Utsler




Signature of Notary Public