



Document 2024 1736

Book 2024 Page 1736 Type 06 009 Pages 2
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

↻ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Michael Dwaine Koch and Cindy Lea Koch, 1276 Prairieview Avenue,
Van Meter, IA 50261
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

INDIVIDUAL TRUSTEE'S AFFIDAVIT

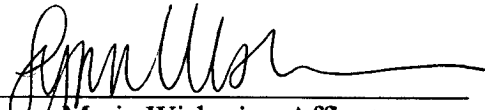
RE: The East 71¼ Acres of the Southeast Quarter (¼) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except school house site of 1¼ Acres described as follows: Commencing 20 Rods West of the Southeast Corner of said Southeast Quarter (¼), thence North 10 Rods, thence West 20 Rods, thence South 10 Rods, thence East 20 Rods to the place of beginning.

STATE OF COLORADO, COUNTY OF ARAPAHOE, ss:

I, Lynn Marie Wishmier, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Wishmier Revocable Living Trust under Trust Agreement dated December 26, 2001, to which the above-described real estate was conveyed to the Trustee of the Wishmier Revocable Living Trust under Trust Agreement dated December 26, 2001 by Jack C. Wishmier pursuant to an instrument recorded January 8, 2002, in the Office of the Madison County Recorder in Book 2002 at Page 102.
2. I am the presently existing Trustee under the Trust, and I am authorized to convey title to the above-described real estate to Michael Dwaine Koch and Cindy Lea Koch 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 Grantors of the Trust are Jack C. Wishmier and Leona K. Wishmier.
5. Grantor, Jack C. Wishmier, died October 30, 2012. Grantor, Leona K. Wishmier died October 16, 2022.
6. Form 706, United States Estate Tax return, was not required to be filed as a result of the death of Grantor, Jack C. Wishmier, nor as a result of the death of Grantor, Leona K. Wishmier.

7. An Iowa inheritance tax return was not required to be filed as a result of the death of Grantor, Jack C. Wishmier, nor as a result of the death of Grantor, Leona K. Wishmier, pursuant to section 450.22(3)(a)(3).
8. The Trust is irrevocable. None of the beneficiaries of the Trust are deceased.


Lynn Marie Wishmier, Affiant

Signed and sworn to (or affirmed) before me on July 12, 2024, by Lynn Marie Wishmier as Trustee of the Wishmier Revocable Living Trust under Trust Agreement dated December 26, 2001.


Signature of Notary Public

