



Document 2012 3968

Book 2012 Page 3968 Type 06 033 Pages 3
Date 12/27/2012 Time 3:47 PM
Rec Amt \$17.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Anthony Clem and Matt Kuhns, 6130 North Fork Road, Ames, IA 50010

Return Document To: (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Lynne M. Grossman Living Trust

Grantees:

Anthony Clem And Matt Kuhns

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

See Legal Description Attached

State of Iowa County of Madison ss:

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

1. I am the trustee under the Trust dated December 27, 2011, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 8th day of November, 2012, in the office of the Madison County Recorder in Book 2012, Page 3375 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

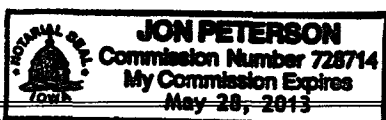
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~is not~~ alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Lynne M. Grossman
Lynne M. Grossman Affiant

Signed and sworn to (or affirmed) before me on 12/26/12, by Lynne M. Grossman



Jon Peterson
JON PETERSON, Notary Public

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-four (74), ^{Not LA} Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following parcels to-wit:

1. The West 8.75 Rods of the South 36.5 Rods of said East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$);
2. Parcel "B" located in the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), containing 87.43 acres, as shown in Plat of Survey filed in Book 2008, Page 464 on February 12, 2008, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "D" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), containing 5.10 acres, as shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009 in the Office of the Recorder of Madison County, Iowa,

