

BK: 2018 PG: 2203
Recorded: 7/12/2018 at 10:30:56.0 AM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)
Skylar Brittain, 1142 Kiowa Ave. Earlham, IA 50072

Return Document To: (name and complete address)
Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:
Charles J. Brittain, Donald R. Brittain and Marla K. Cory, Co-Trustees of the Marlin J. Brittain
Nonrevocable Income Only Trust

Grantees:
Skylar Brittain

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "A" in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 11, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa and more particularly described as follows: Beginning at the West Quarter Corner of Section 11, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the Section Line, South 00°03'11" West, 1,317.48 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence along the South Line of the said Northwest Quarter of the Southwest Quarter; South 89°42'16" East, 569.98 feet; thence North 00°09'03" East, 1,730.08 feet; thence North 80°56'49" West, 572.93 feet to the West Line of said Section 11, Township 77 North, Range 28 West; thence along said West Section Line, South 00°03'11" West, 410.19 feet to the Point of Beginning and containing 22.681 Acres including 1.309 Acres of Madison County Road Right of Way.

STATE OF IOWA, COUNTY OF Dallas, ss:

I, Charles J. Brittain, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am a co-trustee under the Marlin J. Brittain Nonrevocable Income Only Trust dated February 3, 2011, to which the above-described real estate was conveyed to the co-trustees by Marlin J. Brittain, pursuant to an instrument recorded March 30, 2011, in the office of the Madison County Recorder in Book 2011 Page 813.
2. I am a presently existing co-trustee under the Trust and I, along with co-trustees Donald R. Brittain and Marla K. Cory, am authorized to sell by contract without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as a co-trustee 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 trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Charles J. Brittain
Charles J. Brittain, Affiant

Signed and sworn to (or affirmed) before me on 6-13-18, by Charles J. Brittain.

Patricia L. Williams
Signature of Notary Public

