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Document 2017 241 Type 06 010 Pages 3
Date 1/20/2017 Time 3:28:30PM
Rec Amt $22.00*

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE 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)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501, Phone: (641) 682-4377

Taxpayer Information: (Name and complete address)
Ben T. Cole and Breann R. Cole, 4921 Willowbend Rd. NE, Cedar Rapids, IA 52411

Return Document To: (Name and complete address)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501

Grantors:
LaRue J. Keith Trust

Grantees:
Ben T. Cole
Breann R. Cole

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Eight (8) of Keith's Subdivision A Subdivision of part of the SW ¼ of the SE ¼ and Part of the SW ¼ Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

STATE OF IOWA, COUNTY OF WAPELLO, ss:

We, Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, Sylvia J. Kreamalmyer, and William M. Keith Jr., being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-Trustees under the LaRue J. Keith Trust dated September 1, 2009, to which the above-described real estate was conveyed to the trustee by LaRue J. Keith Trust, pursuant to an instrument recorded May 11, 2011, in the office of the Delaware County Recorder in Book 2011, Page 1531.

2. We are the presently existing Co-Trustees under the Trust and we are authorized to transfer an undivided one-half interest to the above described property without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as Co-Ttrustees, are 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 not alive.

5. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the 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.

Dated: Nov. 24, 2016

Kathryn L. Gray, Affiant

Leslie A. Keith, Affiant

Lloyd E. Keith, Affiant

Sylvia J. Kreamalmyer, Affiant

William M. Keith, Jr., Affiant

Signed and sworn to (or affirmed) before me on 11-24-2016 by Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, and William M. Keith Jr.

COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

Signature of Notary Public

Signed and sworn to (or affirmed) before me on 12/1/14 by Sylvia J. Kreamalmyer.

MELINDA SPIKER
Commission Number 188950
My Commission Expires
2-26-18

Signature of Notary Public