



Document 2019 2905

Book 2019 Page 2905 Type 06 033 Pages 1
Date 9/13/2019 Time 1:44:28PM
Rec Amt \$7.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer Information

Krystle L. Campa, Davis Brown Law Firm, 4201 Westown Pkwy, Suite 300, Des Moines, Iowa 50266 (515) 288-2500

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE The East Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa.

State of Iowa, County of Madison, ss:

I, George M. Montross, as trustee of the George L. Montross Trust ("Trust"), being first duly sworn under oath, make the following statements of my own personal knowledge.

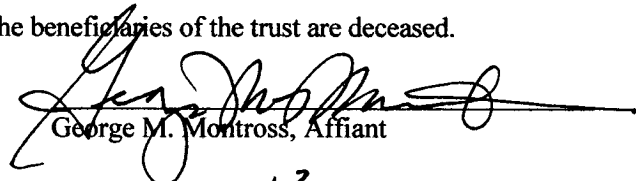
1. I am the current trustee of the Trust. The Trust is a testamentary trust created under the Last Will and Testament of George L. Montross, to which the above-described real estate was conveyed to the trustee by Special Warranty Deed recorded January 5, 2010, in the office of the Madison County Recorder in Deed Record 2010, Page 30.

2. I am the presently existing trustee under the Trust and am authorized to convey the property without any limitation or qualification whatsoever.

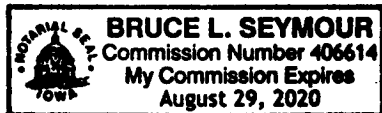
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

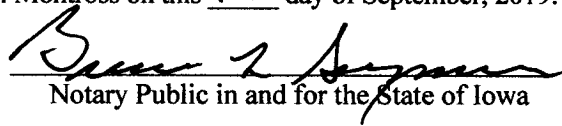
4. The grantor of the testamentary trust, George L. Montross, passed away on or about June 27, 1998.

5. The trust is irrevocable and none of the beneficiaries of the trust are deceased.


George M. Montross, Affiant

Subscribed and sworn to before me by George M. Montross on this 13 day of September, 2019.




Notary Public in and for the State of Iowa