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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### 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, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Kent Kiburz, 2303 W. Summit Street, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

**Grantors:**

Kaye J. Hart

**Grantees:**

Kent Kiburz

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached legal description

STATE OF GA, COUNTY OF FULTON, ss:

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

- 1. I am the trustee under the Patricia Montross Revocable Trust Trust dated November 11, 2011, to which the above-described real estate was conveyed to the trustee by Montross Properties, LLC, pursuant to an instrument recorded on December 22, 2014, in the office of the Madison County Recorder in Book 2014 Page 3188 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate 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. 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.

[Signature] Kaye J. Hart, Affiant

Signed and sworn to (or affirmed) before me on 11/11/2019, by Kaye J. Hart

[Signature] Signature of Notary Public

\*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

Exhibit "A"

The East Half ( $E\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Twenty-five (25); thence South 00 degrees 00 minutes 00 seconds 345.00 feet along the East line of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of said Section Twenty-five (25); thence North 89 degrees 17 minutes 12 seconds West 442.00 feet; thence North 00 degrees 00 minutes 00 seconds 345.00 feet to the North line of said Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ); thence along said North line, South 89 degrees 17 minutes 12 seconds East 442.00 feet to the Point of Beginning. Said tract of land contains 3.50 acres, including 0.335 acres of County Road Right of Way.