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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (name and complete address)

Erica Ann Town, 214 W. Filmore, Winterset, IA 50273

Return Document To: (name and complete address)

Erica Ann Town, 214 W. Filmore, Winterset, IA 50273

Grantors:

Todd Town and Deborah Town, Co-Trustees of the Town Family Trust

Grantees:

Erica Ann Town

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number
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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Three (3) in Block Nine (9) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

We, Todd Town and Deborah Town, as co-trustees of the Town Family Trust, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1. We are the co-trustees under the Town Family Trust dated August 8, 2000, to which the above-described real estate was conveyed to the co-trustees by George W. Paull, Jr., Executor of the George W. Paull, Sr. Estate, pursuant to an instrument recorded September 20, 2018, in the office of the Madison County Recorder in Book 2018 Page 3056.
- 2. We are presently existing co-trustees under the Trust and we are authorized to transfer the above described property to Erica Ann Town without any limitation or qualification whatsoever.
- 3. The Trust is in existence and we, as co-trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- 4. The grantors of the trust are alive.
- 5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Todd Town
Todd Town, Affiant

Deborah Town
Deborah Town, Affiant

Signed and sworn to (or affirmed) before me on 12-11-19, by Todd Town and Deborah Town, co-trustees of the Town Family Trust.

[Signature]
Signature of Notary Public

