



Document 2019 4005

Book 2019 Page 4005 Type 06 033 Pages 2

Date 12/17/2019 Time 2:37:11PM

Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**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

3/5

Taxpayer Information: (name and complete address)

Patrick Cook, 1810 210th Street, Winterset, Iowa 50273

EL

Return Document To: (name and complete address)

Patrick Cook, 1810 210th Street, Winterset, Iowa 50273

Grantors:

Candy L. Leonard

Grantees:

Patrick Cook

Legal Description: See Page 2

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

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Undivided 1/2 interest in and to: The West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), containing 11.50 acres, as shown in Plat of Survey filed in Book 2018, Page 3737 on November 16, 2018, in the Office of the Recorder of Madison County, Iowa.



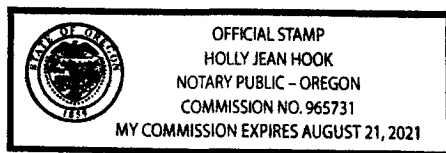
STATE OF Oregon, COUNTY OF Douglas, ss:

I, Candy L. Leonard, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Nancy L. Leonard Revocable Trust dated February 23, 1993, and restated on November 10, 2005, to which the above-described real estate was conveyed to the trustee by Larry M. Leonard and Nancy L. Leonard, pursuant to two Deeds filed on April 4, 1994, in Book 132 Page 628 and December 12, 1996, in Book 137, Page 92 of the Office of the Recorder of Madison County, Iowa.
- 2. I am the presently existing trustee under the Trust and I am authorized to convey 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 alive.
- 5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Candy L. Leonard
Candy L. Leonard, Affiant

Signed and sworn to (or affirmed) before me on 12/04/2019, by Candy L. Leonard.



Holly Jean Hook
Signature of Notary Public