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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)

Samuel I. Kreamer, 7155 Lake Drive, Suite 200, West Des Moines, Iowa 50266

Phone: (515) 727-0900

Taxpayer Information: (name and complete address)

Kent Kiburz, 2303 West Summit, Winterset, Iowa 50273

✓ **Return Document To:** (name and complete address)

Kent Kiburz, 2303 West Summit, Winterset, Iowa 50273

Grantors:

THE HARRY F. REED TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 4,
2004 By: Randall C. Reed Trustee

Grantees:

Kent Kiburz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Regarding the following described real estate:

TRACT 1

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

TRACT 2

The Southwest Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Northwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts to-wit:

1. Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10), and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Three (3), containing 3.00 acres, as shown in Plat of Survey filed in Book 2012, Page 3315 on November 2, 2012, in the Office of the Recorder of Madison County, Iowa;
2. The South 2 rods of the West 52 rods of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10);
3. A tract of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10), containing 1 acre and known as "Gordon Graveyard" and more particularly described as follows, to-wit: Commencing at the Northwest corner of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10), thence East 209 feet, thence South 209 feet, thence West 209 feet, thence North 209 feet to the point of beginning;
4. The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10).

STATE OF MISSOURI, COUNTY OF PLATTE, ss:

I, Randall C. Reed, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

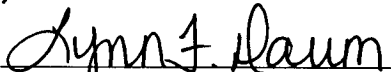
1. I am the sole Trustee of the HARRY F. REED, TRUSTEE OF THE HARRY F. REED TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 4, 2004 the trust to which the above-described real estate was conveyed, pursuant to an instrument recorded on February 2, 2005 in the office of the Madison County Recorder in Book 2005 at Page 620.

2. I am the presently existing trustee under the Trust and I am authorized to sell the real estate described above 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 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 irrevocable, none of the beneficiaries of the trust are deceased.



Randall C. Reed, Affiant

Signed and sworn to (or affirmed) before me on January 8, 2020 [DATE] by Randall C. Reed.



Signature of Notary Public

