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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)

Patricia A. Montross Trust, 602 W. Court, 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 Jean Hart

Grantees:

See Page 2

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots One (1) and Two (2) in Block Fifteen (15) of West Addition to the City of Winterset, Madison County, Iowa.



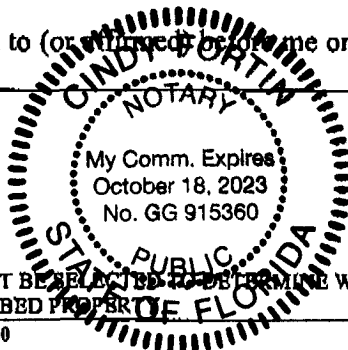
STATE OF GEORGIA, COUNTY OF Fulton, ss:

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

1. I am the trustee under the Patricia A. Montross Trust dated September 13, 2004, to which the above-described real estate was conveyed to the trustee by Kaye Jean Hart, pursuant to an instrument recorded on December 29, 2004, in the office of the Madison County Recorder in Book 2004, Page 6175 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey the above described 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.

Kaye Jean Hart
Kaye Jean Hart, Affiant

Signed and sworn to (or affirmed) by me on March 10, 2020 by Kaye Jean Hart



Cindy Martin
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