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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**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)

Louis and Coe Erpelling, 2580 Hiatt Apple Trail, Winterset, IA 50273

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

Louis and Coe Erpelling, 2580 Hiatt Apple Trail, Winterset, IA 50273

**Grantors:**

George M. Montross

**Grantees:**

Louis Erpelling  
Coe Erpelling

**Legal description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "X" located in Lot Four (4) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2017, Page 2314 on July 27, 2017, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

I, George M. Montross, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the George M. Montross Trust Trust dated ... to which the above-described real estate was conveyed to the trustee by George M. Montross Trust pursuant to an instrument recorded on Dec. 23, 2019, in the office of the Madison County Recorder in Book 2019, Page 4079 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to conveyance of above 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, \* 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 of George M. Montross, Affiant

Signed and sworn to (or affirmed) before me on 4-2-2020, by George M. Montross



Signature of Notary Public Sarah M. Cowman

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