



Document 2020 1259

Book 2020 Page 1259 Type 06 033 Pages 2
Date 4/14/2020 Time 10:05:03AM
Rec Amt \$12.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FID73940)

Return To: Kasi Elaine Hatfield, 1310 Pitzer Road, EARLHAM, IA 50072

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A parcel of land described as follows, to-wit: Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way; and an easement for a well and waterline described as being 20 feet in width, 10 feet either side of the following described centerline: Commencing at the Northwest Corner of said Section Twenty-two (22), thence South 89°36'30" East 403.01 feet, thence South 186.96 feet, thence South 89°57'29" West 75.87 feet to the Point of Beginning, thence South 18°58'19" East 125.60 feet to a point 20.00 feet South of the center of the well which is the end of said easement; and subject to an access easement described as commencing at a point 266.65 feet South of the Northwest Corner of said Section Twenty-two (22), thence continuing South 24 feet, thence East 219 feet, thence North 70.22 feet, thence South 74°42'09" West 175 feet, thence West 50 feet to the Point of Beginning.

Address 1310 Pitzer Road, EARLHAM, IA 50072

I, **Rita J. Wood**, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Rita J. Wood Living Trust Dated June 11, 2015, to which the above-described real estate was conveyed to the trust pursuant to a Warranty Deed filed June 26, 2015 in Book 2015 at Page 1766.
2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Kasi Elaine Hatfield and Derek Dale Hatfield, 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. One of the Grantors of the trust, Kim G. Ferry, is deceased. Form706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Grantor. An Iowa inheritance tax return IS NOT required to be filed pursuant to Iowa Code Section 450.22 subsection 3.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 4/9/20

Rita J. Wood, as Trustee Under the Rita J. Wood Living Trust Dated June 11, 2015

By: Rita J Wood
 Rita J. Wood, Trustee

STATE OF Iowa)
) ss:
 COUNTY OF Polk)

This record was acknowledged before me on 4/9/20, by **Rita J. Wood, as Trustee Under the Rita J. Wood Living Trust Dated June 11, 2015.**

[Signature]
 Notary Public in and for said State

