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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

ROBERTA J. BRIGHTMAN, 17130 Mourning Dove Drive, Earlham, Iowa 50072

File #MAC (rfb)

TRUSTEE'S AFFIDAVIT

Legal: **An undivided one-quarter interest in and to:**

The North Fractional Half of the Northeast Quarter (N ½ NE ¼) of Section 2, Township 74 North, Range 29, West of the 5th P.M., and the South Half of the Southeast Quarter (S ½ SE ¼) of Section 35 Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of said Section 35, containing 11.14 acres, as shown in Plat of Survey filed December 24, 2003 in Book 2003, Page 7490 of the Office of the Recorder of Madison County, Iowa





The undersigned does hereby swear or affirm as follows:

1. I am the Trustee of **Mary Ann Gabbert Franzke 2006 Trust**, to which the above-described real estate was conveyed by deed filed of record January 28, 2016, in Book 2016, Page 243, of the Madison County, Iowa, Recorder's Office.
2. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
3. I was married at the time the Trust was created, but the conveyance of the above-referenced property was made by third parties directly to the Trust.
4. I have not remarried since the above-described real estate was conveyed to the Trust and no person has any claim of homestead or elective share against the above-described real estate.

5. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to **Roberta J. Brightman, Trustee of the Roberta J. Brightman Revocable Trust**, without any limitation or qualification whatsoever, free and clear of any adverse claims.
6. I have no knowledge of adverse claims prior the deed from the Trustee.
7. The grantor of the Trust is alive.
8. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p>STATE OF <u>TEXAS</u>) COUNTY OF <u>BEXAR</u>) SS:</p> <p>On this <u>6</u> day of <u>May</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Mary Ann Gabbert Franzke, as Trustee of the Mary Ann Gabbert Franzke 2006 Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p style="text-align: center;"> Notary Public in and for said State</p>	<p>Dated: <u>May 6</u>, 2020</p> <p> Mary Ann Gabbert Franzke, As Trustee of the Mary Ann Gabbert Franzke 2006 Trust <i>Trust</i></p>
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