



Document 2020 1749

Book 2020 Page 1749 Type 06 033 Pages 2

Date 5/20/2020 Time 12:33:33PM

Rec Amt \$12.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 371-0117

Return To: Joseph R. Sprunger, 309 W South St., Winterset, IA 50273

$\frac{1}{4}$

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Seven (7) in Block Thirty-four (34) of the Original Town of Winterset, Madison County, Iowa.

Address: 309 W South St., Winterset, IA 50273



I, Wava L. Shirbroun, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated the 6th day of August, 2018, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the filed August 6, 2018, in the office of the Madison County Recorder in Book 2018 at Page 2535.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Joseph R. Sprunger and Tabitha R. Miller, 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 alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 5/14/2020

Wava L. Shirbroun, Justice
Wava L. Shirbroun, Affiant

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on May 14, 2020,
by Wava L. Shirbroun

Heather Ann Starr
Notary Public in and for said State

