



Document 2020 3077

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5569RSS)

Return To: Matthew A. Christy, 2563 225th Street, WINTERSET, IA 50273

F10 84215

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

**RE: Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 521 on December 6, 1994, in the Office of the Recorder of Madison County, Iowa.**  
**Address 2563 225th Street, WINTERSET, IA 50273**

We, **Todd C. Town and Deborah A. Town**, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under **The Town Family Trust dated August 28, 2000**, to which the above-described real estate was conveyed to the trust pursuant to a Warranty Deed filed May 21, 2019 in Book 2019 at Page 1467.
2. We are the presently existing trustees under the Trust and we are authorized to convey the above-described real estate to Matthew A. Christy, without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 8-17-2020

Todd C. Town and Deborah A. Town, Trustees  
of the Town Family Trust dated August 28, 2000

By: Todd C. Town, Trustee  
Todd C. Town, Trustee

By: Deborah A. Town, Trustee  
Deborah A. Town, Trustee

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on 8-17-2020, by Todd  
C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000.

[Signature]  
Notary Public in and for said State

