

BK: 2020 PG: 3168
Recorded: 8/26/2020 at 11:59:03.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Meredith C. Nerem; 615 Story St., P.O. Box 219; Boone, IA 50036-0219, (515) 432-4510

Taxpayer Information: (name and complete address)

Edmond R. Bacon, III, 1837 231st Road, Boone, Iowa 50036

Return Document To: (name and complete address)

Meredith C. Nerem; 615 Story St., P.O. Box 219; Boone, IA 50036-0219, (515) 432-4510

Grantors:

Edmond R. Bacon, III, Trustee

Grantees:

Edmond R. Bacon, III

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northeast Fractional Quarter (NE Fr. ¼) of the Southeast Fractional Quarter (SE Fr. ¼) in Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.N., Madison County, Iowa.

STATE OF IOWA, COUNTY OF BOONE, ss:

I, Edmond R. Bacon, III, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Helen P. Bacon Revocable Trust, dated October 15, 1993, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed pursuant to an instrument recorded December 3, 1993 at Book 132 Page 305 in the office of the Madison County Recorder.
2. I am the presently existing trustee under the Trust and I am authorized to convey the 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 deceased.
5. Form 706, United States Estate Tax return, is not 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 irrevocable and none of the beneficiaries of the trust are deceased.

Edmond R. Bacon III AFFIANT
Edmond R. Bacon, III Affiant

Signed and sworn to (or affirmed) before me on August 20th 2020, by Edmond R. Bacon, III.

Meredith C Nerem
Signature of Notary Public

