

**BK: 2020 PG: 3184**  
**Recorded: 8/27/2020 at 8:45:48.0 AM**  
**Pages 3**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)  
Edward Fishman, 1009 Main Street, Adel, IA 50003; (515)993-4545

**Taxpayer Information:**  
Wayne K. Carter, Trustee, 619 E. Front Street, Stuart, Iowa 50250

**Return Document To:** (name and complete address)  
James E. Van Werden, 1009 Main Street, Adel, IA 50003

**Grantors:**  
Wayne K. Carter, Trustee of Wayne K. Carter Revocable Trust

**Grantees:**  
James E. Van Werden, Trustee of the Mary F. Lotz Charitable Foundation

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West Half (W1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa;  
And

The North Fractional Half of the Northeast Quarter (Nfr1/2NE1/4) and the Northeast Fractional Quarter of the Northwest Quarter (Nfr1/4NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Six (6) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, both subject to easements and Public Highway conveyances of record, and excepting therefrom the following: A parcel of land in the North Half of the Northeast Fractional Quarter (N1/2NEfr1/4) of Section Six (6), Township Seventy-five (75) North Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Six (6) , South 90°00'00" West 1,102.94 feet; thence South 00°00'00", 70.00 feet to the point of beginning. Thence continuing South 00°00'00", 362.37 feet; thence South 90°00'00" West 360.87 feet; thence North 00°00'00", 358.28 feet; thence North 85°23'12" East, 50.82 feet along the South Right of Way line of Highway No. 92; thence north 90°00'00" East 310.21 feet to the point of beginning. Said parcel of land contains 3.000 Acres.

STATE OF IOWA, COUNTY OF Adair, ss:

I, Wayne K. Carter, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Wayne K. Carter Revocable Trust dated December 17, 2019, to which the above-described real estate was conveyed to the trustee by Wayne K. Carter and Pamela K. Carter, husband and wife, pursuant to an instrument recorded December 19, 2019, in the office of the Madison County Recorder in Book 2019, Page 4028.
2. I am the presently existing trustee under the Trust and I am authorized to convey and grant easements through the above described 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Wayne K Carter  
Wayne K. Carter, Affiant

Signed and sworn to (or affirmed) before me on July 21, 2020, by Wayne K. Carter.

Deleene E. Egger  
Signature of Notary Public

