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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** (name, address and phone number)

$\frac{1}{2}$  Mark L. Smith, P.O. Box 230, Winterset, IA 50273; 515-462-3731

**Taxpayer Information:** (name and complete address)

Bradley D. and Tamara J. Van Horn, 1753 Quarry Trail, Winterset, IA 50273

**Return Document To:** (name and complete address)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273

**Grantors:**

Bradley D. and Tamara J. Van Horn

**Grantees:**

Bradley D. and Tamara J. Van Horn

**Legal Description:** See Page 2

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

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "D" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 21.86 acres, more or less, as shown in the Plat of Survey filed in Book 2016, Page 3233 on October 28, 2016 and corrected by Affidavit filed in Book 2016, Page 3674 on December 2, 2016, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

We, Bradley D. Van Horn and Tamara J. Van Horn, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the **BRADLEY D. VAN HORN TRUST U/A DATED OCTOBER 31, 2008** and **TAMARA J. VAN HORN TRUST U/A DATED OCTOBER 31, 2008** to which the above-described real estate was conveyed to the trustees by Warranty Deed, pursuant to an instrument recorded December 21, 2015, in the office of the Madison County Recorder in Book 2015, Page 3740.
2. We are the presently existing trustees under the Trusts and we are authorized to transact all transactions regarding the real property 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 trusts are alive.
5. The trusts are revocable or, if the trusts are irrevocable, none of the beneficiaries of the trust are deceased.
6. We further state that anywhere in the chain of title to the real property that it referred to the trusts as being dated October 31, 2013, was erroneous and said date was a typographical error, and the only trusts are both dated October 31, 2008 as described herein.

Bradley D. Van Horn, Affiant

Tamara J. Van Horn, Affiant

Signed and sworn to (or affirmed) before me on 1/17/2020, by Bradley D. Van Horn and Tamara J. Van Horn.

Signature of Notary Public

