

BK: 2020 PG: 3848
Recorded: 10/8/2020 at 3:02:33.0 PM
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

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

George M. Montross, PO Box 31, Winterset, IA 50273

Return Document To: (Name and complete address)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

George M. Montross

Grantees:

Ryan Synder
Lori Synder

Legal description: See Page 2

Document or instrument number of previously recorded documents:



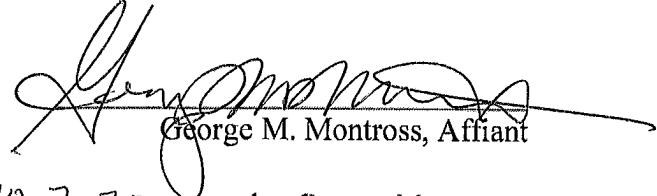
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East 60 feet of Lot Six (6) in Block Six (6) of Pitzer & Knight's Addition to Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

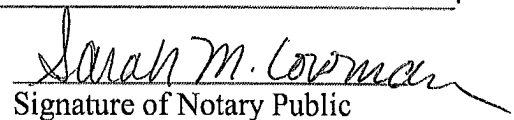
I, George M. Montross, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- I am the trustee under the Bluebird Trust dated December 31, 2007, to which the above-described real estate was conveyed to the trustee by Christopher A. Camp and Catherine G. Camp, Husband and Wife, pursuant to an instrument recorded on May 15, 2020, in the office of the Madison County Recorder in Book 2020 Page 1673 (insert recording data).
- I am the presently existing trustee under the Trust and I am authorized to convey said real estate without any limitation or qualification whatsoever.
- 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.
- The grantor of the trust is /is not alive.
- ~~Form 706, United States Estate Tax return, _____* required to be filed as a result of the death of the Grantor.~~
- ~~An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.~~
- The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


George M. Montross, Affiant

Signed and sworn to (or affirmed) before me on 10-7-20, by George M. Montross




Signature of Notary Public

~~*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.~~