



Document 2020 4175

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LISA SMITH, COUNTY 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, PO Box 230, Winterset, IA 50273 515-462-3731

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

1st Ave Collective, LLC 220 N. 1st Ave., Winterset, IA 50273

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

Mark L. Smith, PO Box 230, Winterset, IA 50273 515-462-3731

**Grantors:**

See 1 in Addendum

**Grantees:**

1st Ave Collective, LLC

**Legal description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West One-third (1/3) of Lot Eight (8) in Block Eleven (11), in the Original Town of Winterset, Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

We, Nancy Corkrean and Patrick Corkrean, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1. We are the trustees under the Nancy M. Corkrean Revocable trust dated November 5, 2019, to which the above-described real estate was conveyed to the trustee by K&J Investments L.L.C., pursuant to an instrument recorded January 27, 2020, in the office of the Madison County Recorder in Book 2020, Page 267.
2. We are the presently existing trustees under the Trust and are authorized to Convey the above real estate 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 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.

Handwritten signatures of Patrick F. Corkrean and Nancy M. Corkrean, Affiants

Signed and sworn to (or affirmed) before me on Oct 27-2020, by Nancy Corkrean Patrick Corkrean.

Handwritten signature of Notary Public

