

BK: 2020 PG: 4298
Recorded: 11/6/2020 at 10:03:06.0 AM
Pages 2
County Recording Fee: \$19.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$22.00
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)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)

MLNB, L.L.C., c/o William Hunter, P.O. Box 488, Earlham, IA 50072

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Keystone Revocable Trust
dated December 18, 2007

Grantees:

MLNB, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

BK 2018 PG 3035



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The East One-half of the Southeast Quarter (E 1/2 SE 1/4) of Section 31, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa, Except 10 acres in the Northeast portion thereof described as: Beginning at the center of the County road at a point on the East Section line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 31, if extended, thence South 400 feet, thence at right angles West 1089 feet, thence at right angles North 400 feet to the center of said County road, thence East 1089 feet to the point of beginning;

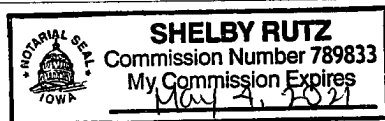
STATE OF IOWA, COUNTY OF POLK, ss:

I, WILLIAM HUNTER, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Keystone Revocable Trust Trust dated December 28, 2007, to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded on February 27, 2018, in the office of the Dallas County Recorder in Book 2018; Page 3035 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey the above described property to MLNB, L.L.C. 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 / is not alive.
5. Form 706, United States Estate Tax return, * 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 revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Signature of William Hunter, WILLIAM HUNTER, Affiant

Signed and sworn to (or affirmed) before me on 11-2-2020, by WILLIAM HUNTER



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.