



Document 2020 797

Book 2020 Page 797 Type 06 033 Pages 2

Date 3/16/2020 Time 2:16:51PM

Rec Amt \$12.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

CB71428

Preparer Information: (Name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273; (515)462-3731

Taxpayer Information: (Name and complete address)

Kyle Freeman and Ashlee Freeman, 1459 Warren Ave., Cumming, IA 50061

Return Document To: (Name and complete address)

Kyle Freeman and Ashlee Freeman, 1459 Warren Ave., Cumming, IA 50061

Grantors:

Town Family Trust

Grantees:

Kyle Freeman

Ashlee Freeman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "B" located in the South Half (1/2) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 43.33 acres, as shown in Plat of Survey filed in Book 2020, Page 531 on February 19, 2020, in the Office of the Recorder of Madison County, Iowa.



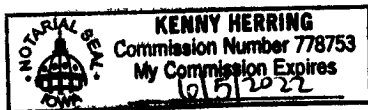
STATE OF IOWA, COUNTY OF MADISON, ss:

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

- I am the trustee under the Town Family Trust, Trust dated August 28, 2000, to which the above-described real estate was conveyed to the trustee by Todd C. Town ad Deborah Ann Town, pursuant to an instrument recorded on December 22, 2017, in the office of the Madison County Recorder in Book 2020, Page 150 (insert recording data).
- I am the presently existing trustee under the Trust and I am authorized to Convey the above 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.

Todd Town
Todd Town, Affiant

Signed and sworn to (or affirmed) before me on 3/11/2020, by Todd Town



[Signature]
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.~~