



Document 2020 891

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

LEE ANN AND STEVEN SCHREINER, 2209 – 152nd Street, Winterset, Iowa 50273

File #RESC / SA (rfb)

GM72344

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TRUSTEE'S AFFIDAVIT

Legal: **Lot 1 of the DAVID T. CLARK ESTATES SUBDIVISION, located in the West Fractional Half of the Northwest Quarter (W frl. 1/2 NW 1/4) of Section 31, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa**



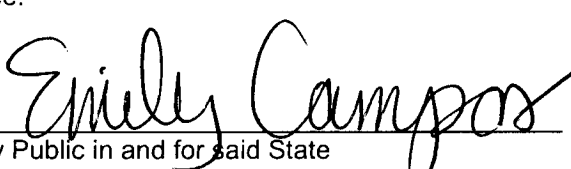
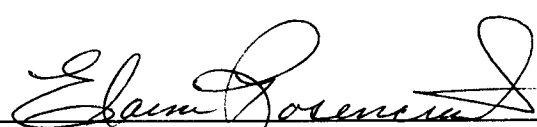

Address: 2209 – 152nd Street, Winterset, Iowa 50273

The undersigned does hereby swear or affirm as follows:

1. I am the Trustee of the **Elaine Rosencrants Family Trust**, to which the above-described real estate was conveyed by deed filed of record December 20, 2019, in Book 2019, Page 4053, of the Madison County, Iowa, Recorder's Office.
2. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
3. I was a single person at the time the Trust was created. I have not married since the above-described real estate was conveyed to the Trust and no person has any claim of homestead or elective share against the above-described real estate.
4. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to **Lee Ann Schreiner and Steven M. Schreiner, a married couple** without any limitation or qualification whatsoever, free and clear of any adverse claims.
5. I have no knowledge of adverse claims prior the deed from the Trustee.

- 6. The grantor of the Trust is alive.
- 7. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>Dallas</u>) SS:</p> <p>On this <u>18th</u> day of <u>March</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p style="text-align: center;"></p> <p style="text-align: center;">Notary Public in and for said State</p>	<p>Dated: <u>3-¹⁸-2020</u>, 2020</p> <p style="text-align: center;"></p> <p style="text-align: center;">Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust</p> <div style="text-align: center; margin-top: 20px;">  </div>
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