



Document 2021 1186

Book 2021 Page 1186 Type 06 033 Pages 2

Date 3/23/2021 Time 9:56:59AM

Rec Amt \$12.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEES' AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:**

David L. Jungmann, PO Box 329, Greenfield, Iowa 50849

Phone: (641) 743-6195

**Taxpayer Information:**

Kent Kiburz, 2303 W. Summit St., Winterset, IA 50273

**✓Return Document To:**

David L. Jungmann, PO Box 329, Greenfield, Iowa 50849

**Grantors:**

Evelyn M. Gibbs Trust u/a dated November 2, 2016

George A. Gibbs Trust u/a dated November 2, 2016

**Grantees:**

Kent Kiburz

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** n/a



INDIVIDUAL TRUSTEES' AFFIDAVIT

RE: The Fractional Southwest Quarter (SW¼) of Section Seven (7), and the South 30 acres of the Fractional Northwest Quarter (NW¼) of Section Seven (7), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southwest Quarter (SW¼SW¼) of said Section Seven (7), containing 7.00 acres, as shown in Plat of Survey filed in Book 3, Page 563 on April 26, 2000, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF Adair, ss:

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

- 1. I am the trustee under the Evelyn M. Gibbs Trust u/a dated November 2, 2016, to which a one-half interest in the above-described real estate was conveyed to the trustee by Evelyn M. Gibbs and George Gibbs, wife and husband, pursuant to an instrument recorded January 18, 2017, in the office of the Madison County Recorder in Book 2017, Page 204.
2. I am the trustee under the George A. Gibbs Trust u/a dated November 2, 2016, to which a one-half interest in the above-described real estate was conveyed to the trustee by George A. Gibbs and Evelyn Gibbs, husband and wife, pursuant to an instrument recorded January 19, 2017, in the office of the Madison County Recorder in Book 2017, Page 205.
3. I am the presently existing trustee under the Trusts and am authorized to execute a Trustee Warranty Deed without any limitation or qualification whatsoever.
4. 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.
5. The grantor of the trusts is alive, or if deceased, no federal estate tax is owed as a result of grantor's death, and no Iowa inheritance tax is owed as a result of grantor's death.
6. The trusts are revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

George A. Gibbs
George A. Gibbs, Affiant

Signed and sworn to (or affirmed) before me on 3/18/21, by George A. Gibbs, Trustee.



Beth Scheel
Signature of Notary Public