



Document 2021 1737

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

<sup>2/1</sup> **Taxpayer Information:** Montross Pharmacy, Inc., 118 N. 1st Ave., Winterset, IA 50273

✓ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Kaye Jean Hart

**Grantees:** Montross Pharmacy, Inc.

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached description

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Kaye Jean Hart, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am one of the trustees under the Patricia A. Montross Trust dated November 15, 2011, to which the attached-described real estate was conveyed to the trustee by Patricia A. Montross, pursuant to an instrument recorded June 16, 2015, in the office of the Madison County Recorder in Book 2016, Page 2864.
2. I am a presently existing trustee under the Trust and I am authorized to sell the attached-described real estate 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 not alive.
5. Form 706, United States Estate Tax return, is not 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.

Kaye Jean Hart
Kaye Jean Hart, Affiant

Signed and sworn to (or affirmed) before me on April 15, 2021, by Kaye Jean Hart.

Signature of Notary Public

Andrea Angulo
Notary Public
State of Florida
My Commission Expires 03/13/2022
Commission No. GG 195368

**EXHIBIT "A"**

**Parcel "V" located in Lot Three (3), containing 2,099.82 square feet, as shown in Plat of Survey filed in Book 2015, Page 946 on April 14, 2015, in the Office of the Recorder of Madison County, Iowa; AND the South One-third ( $\frac{1}{3}$ ) of Lot One (1), except the West 16 feet thereof; AND the North One-third ( $\frac{1}{3}$ ) of Lot Two (2), except the West 16 feet thereof, ALL in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa.**

