



Document 2021 1738

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INDX
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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

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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: Raye Jean Zeigler

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, Raye Jean Zeigler, 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.

X Raye Jean Zeigler
 Raye Jean Zeigler, Affiant

Signed and sworn to (or affirmed) before me on _____, by
 Raye Jean Zeigler.

"see attached Notary Page!"

X

 Signature of Notary Public

FL Jurat Notary Certificate

Document Name: Individual Trustee's Affidavit.

STATE OF FLORIDA
COUNTY OF Collier

Sworn to (or affirmed) and subscribed by personally appearing before me by physical presence this
15th day of April, 2021, by, Faye J Zeigler.


(Signature of notary public)

Alnaldo Gutierrez
(Name of notary public)

My commission expires: 3/11/2024.

Official Seal

Personally known _____ OR
Produced identification X Type of identification produced: MOSDL

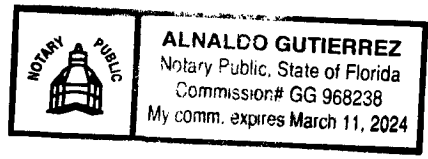


EXHIBIT "A"

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.

