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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

City of West Des Moines, Iowa, c/o West Des Moines City Hall, 4200 Mills Civic Pkwy., West
Des Moines, IA 50265

Return Document To: (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantor:

Ronald G. Boughton as Trustee of the Loren H. Boughton Trust, a/k/a the Loren Boughton Trust,
under the Last Will and Testament of Loren Boughton

Grantees:

City of West Des Moines, Iowa

Legal Description: See Page 2

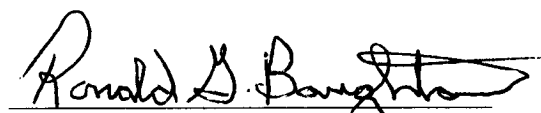
Document or instrument number of previously recorded documents: N/A

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest Fractional Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; (Including Parcel "B" located in the Northwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of said Section Four (4), containing 13.64 acres); EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of said Section Four (4), containing 3.17 acres; AND EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section Four (4), containing 7.16 acres; ALL parcels as shown in Plat of Survey filed in Book 2005, Page 1824 on April 26, 2005, in the Office of the Recorder of Madison County, Iowa.

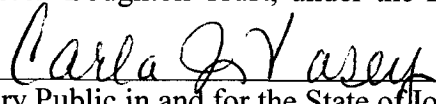
I, Ronald G. Boughton, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the sole Trustee of the Loren H. Boughton Trust, a/k/a the Loren Boughton Trust, under the Last Will and Testament of Loren Boughton, to which the above-described real estate was conveyed by Court Officer Deed, recorded October 28, 2003, in the Office of the Madison County Recorder in Book 2003 at Page 6486.
2. I am the presently existing sole Trustee under the Trust and I am authorized to convey title to the above-described real estate to City of West Des Moines, Iowa without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as sole Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The Last Will and Testament of Loren Boughton nominated my brother, Jack L. Boughton and me as Co-Trustees of the Loren Boughton Trust. On October 28, 2003, Letters of Appointment were issued to Jack L. Boughton and me as Co-Trustees. Jack L. Boughton passed away on December 10, 2020. I am the sole acting Trustee of the Loren Boughton Trust.
5. Form 706, United States Estate Tax return, was required to be, and was, filed as a result of the death of Loren Boughton. An Estate Tax Closing Document was received from the Internal Revenue Service and was filed in the Loren Boughton Estate proceedings (Madison County Case No. ESPR011673).
6. An Iowa Form 706 also was filed as a result of the death of Loren Boughton. An Inheritance Tax Clearance was received from the Iowa Department of Revenue and was filed in the Loren Boughton Estate proceedings (Madison County Case No. ESPR011673).
7. The Trust is Irrevocable.


Ronald G. Boughton, Affiant

STATE OF IOWA, COUNTY OF MADISON, ss:

Signed and sworn to (or affirmed) before me on July 7, 2021, by Ronald G. Boughton, as Trustee of the Loren H. Boughton Trust, a/k/a the Loren Boughton Trust, under the Last Will and Testament of Loren Boughton.



Notary Public in and for the State of Iowa

