

BK: 2021 PG: 3201
Recorded: 8/2/2021 at 10:19:19.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209 Urbandale, Iowa 50322
Phone: (515) 222-1700

Taxpayer Information:

Hunter Reed Black, 1110 West South Street, Winterset, IA 50273

Return Document To:

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209 Urbandale, Iowa 50322

Grantors:

David G. Freligh as Trustee of the Freligh Family Trust Under Agreement dated November 10, 2004

Grantees:

Hunter R. Black

Legal Description: See Page 2



INDIVIDUAL TRUSTEE'S AFFIDAVIT

Lot Six (6) of the First Plat of Honor's Acres Addition to the Town of Winterset, Madison County, Iowa

STATE OF Iowa, COUNTY OF Madison, ss:

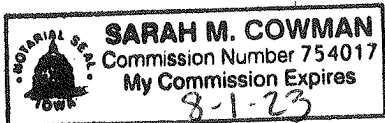
I, David G. Freligh, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the Trustee under the Freligh Family Trust dated November 10, 2004 to which the above-described real estate was conveyed to the Trustee by a Warranty Deed executed by Jewell N. Berkley, a single person, recorded May 16, 2007, in the office of the Madison County Recorder in Record 2007 Page 2032.
2. I am the presently existing trustee under the Trust and am authorized to convey the property by Warranty Deed to Hunter R. Black 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. One of the grantors to the trust Peggy Jean Freligh, is deceased. Upon the death of Peggy Jean Freligh the trust documents allow for me to dispose of trust property as the sole surviving Trustee.
5. A Form 706, United State Estate Tax return, IS NOT required to be filed as a result of the death of Peggy Jean Freligh.
6. An Iowa inheritance tax return IS NOT required to be filed pursuant to Iowa Code Section 450.22 as a result of the death of Peggy Jean Freligh.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Handwritten signature of David G. Freligh, Trustee, Freligh Family Trust Under Agreement dated November 10, 2004

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 7.30.21, by David G. Freligh, Trustee of the Freligh Family Trust Under Agreement dated November 10, 2004.



Handwritten signature of Sarah M. Cowman, Signature of Notary Public