

Document 2021 4479

Book 2021 Page 4479 Type 06 033 Pages 2 Date 10/27/2021 Time 11:52:37AM

Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7726ESP)

Return To: Queck Capital Management, LLC, 3161 SE 22ND ST., DES MOINES, IA, 50320

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## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The East Half (E ½) of Lot Sixteen (16) of Eivins Addition-Plat 2, in the Town of Earlham, Madison County, Iowa.

### **AND**

The West Half (W ½) of Lot Sixteen (16) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa.

#### **AND**

The East Half (E ½) of Lot Seventeen (17) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa.

# AND

The West Half (W ½) of Lot Seventeen (17) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa.

#### AND

Lot Eighteen (18) of Eivins Addition, Plat Two (2), in the Town of Earlham, Madison County, Iowa

# Address: 470, 472, 480, 482, 510, & 512 5th Street NW, Earlham, IA 50072.

- I, Betty C. Baker, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:
- 1. I am the trustee under the Betty C. Baker Revocable Trust dated April 9, 2018, to which the above-described real estate was conveyed to the trust pursuant to an instrument filed May 29, 2018 in Book 2018 at Page 1687.
- 2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Queck Capital Management, LLC, 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 alive.
- 5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 10-21-2021

Betty C. Baker, Affiant

STATE OF Lowa )

SSS:

COUNTY OF POLK )

This record was acknowledged before me on 10-21-2021 , by

Betty C. Baker.



Notary Public in and for said State