

BK: 2021 PG: 4504
Recorded: 10/29/2021 at 9:33:10.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Telephone: (515) 242-2400

Taxpayer Information:

Anne E. Schafer, 7566 Tupelo Cove, San Diego, CA 92126

Return Document To:

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

Grantors:

Anne E. Schafer as Trustee of the Fred R. Hunter Trust U/A DTD October 2, 1962, as amended

Grantees:

Anne E. Schafer

Legal Description: See Exhibit "A"

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, ss:

I, Anne E. Schafer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Fred R. Hunter Trust U/A/D October 2, 1962, as amended (the "Trust"), to which the real legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate") was conveyed to the Trustee by Fred R. Hunter pursuant to a Warranty Deed recorded September 17, 1985 in the office of the Madison County, Iowa, Recorder at Book 120, Page 203.

2. I am the presently existing Trustee under the Trust and I am authorized to convey the real estate described on the attached Exhibit A to Anne E. Schafer, 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 Exhibit A, free and clear of any adverse claims.

4. The grantor of the trust is not alive. Pursuant to Iowa Code Sections 450.22 and 450.0 (2015), there is no Iowa inheritance tax due, and the subsequent transfer of the real estate to Anne E. Schafer is not subject to federal or estate tax.

5. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.

6. The Trust is irrevocable. Three of the beneficiaries of the Trust are deceased.

AFFIANT:

Fred R. Hunter Trust
U/A/D October 2, 1962, as amended

By: Anne E. Schafer, Trustee
Anne E. Schafer, Trustee

Signed and sworn to (or affirmed) before me on October 28, 2021, by Anne E. Schafer, as Trustee of the above-entitled Trust.

THE NOTARIAL ACT
OF CALIFORNIA
STATE IS ATTACHED

RAJAA ABOLHOSN
NOTARY PUBLIC
SAN DIEGO - CA

Signature of Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

~~1
2
3
4
5
6~~

~~Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Diego

Subscribed and sworn to (or affirmed) before me
 on this 28th day of Oct., 2021
 by Date Month Year

(1) Anne E. Schafer
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Rajaa Abolhosn
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Individual Trustee Affidavit Document Date: 10/28/2021
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

Exhibit A

The East Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), in Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa **EXCEPT:**

Parcel "B" being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ all being in Section 6, Township 77 North, Range 28 West of the 5TH P.M., Madison County, Iowa and described as follows: Commencing at the center of the section of said Section 6; thence South 89°40'36" East along the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 6, 1320.27 feet to the Southwest Corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 00°08'03" East along the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 700.01 feet to the point of beginning; thence continuing North 00°08'03" East along said West line, 673.14 feet; thence South 82°46'56" East, 39.06 feet; thence South 41°59'15" East, 77.85 feet; thence South 59°40'16" East, 198.70 feet; thence North 80°02'45" East, 98.81 feet; thence South 00°08'03" West, 529.14 feet; thence North 89°40'36" West, 360.00 feet to the point of beginning and containing 4.74 acres (206,401 S.F.) more or less, being the same parcel conveyed to Earlham Development Commission pursuant to a Trustee Warranty Deed, filed of record in the Office of the Madison County Recorder on October 10, 2001, in Book 2001 at Page 4569, and re-recorded on October 15, 2001, in Book 2001 at Page 4646.

Subject to easements, covenants, restrictions, and other matters of record.