

**BK: 2021 PG: 4716**  
**Recorded: 11/15/2021 at 2:30:44.0 PM**  
**Pages 4**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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

**Preparer Information:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125; Phone: 515-961-2574

**Taxpayer Information:** MBV Properties, LLC, 20 Vine Street, Carlisle, IA 50047

**Return Document To:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125

**Grantors:** William J. Kisgen and Susan Kisgen, as Trustees of the Kisgen Family Trust, under  
Trust instrument dated January 24, 2000

**Grantees:** MBV Properties

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Subject to easements and covenants of record

STATE OF CALIFORNIA, COUNTY OF Riverside, ss:

We, William J. Kisgen and Susan Kisgen, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1. We are the Trustees under the Kisgen Family Trust, under Trust instrument dated January 24, 2000, to which the above-described real estate was conveyed to the Trustees by Joe H. Utsler and Ann I. Utsler, husband and wife, pursuant to an instrument recorded April 6, 2000, in the office of the Madison County Recorder in Book 142, Page 445.
2. We are the presently existing Trustees under the Trust and we are authorized to transfer the above described real estate to MBV Properties, LLC without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the real estate as described above and in paragraph 2, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. Form 706, United States Estate Tax return, IS NOT\* required to be filed.
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.



William J. Kisgen, Affiant
Susan Kisgen, Affiant

Signed and sworn to (or affirmed) before me on November 10, 2021 by William J. Kisgen and Susan Kisgen as Trustees of the Kisgen Family Trust, under Trust instrument dated January 24, 2000.

Signature of Notary Public

# JURAT

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of November, 2021 by William J. Kigen and Susan Kigen

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

Sharon Buckless  
Signature (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Individual Trustees  
(Title or description of attached document)

Affidavit  
(Title or description of attached document continued)

Number of Pages 3 Document Date 11-10-2021

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

**\*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.**