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INDX **ANNO SCAN** 

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

LIN10/485

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7032ESP)

Keturn To: Fredrick H. Lindsay Jr. and Michelle Rae Lindsay, 2057 105th St., Earlham, IA 50072



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "C", located therein, containing 13.10 acres, as shown in Plat of Survey filed in Book 3, Page 79 on August 4, 1997 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 6.00 acres, as shown in Plat of Survey filed in Book 2, Page 568 on May 10, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B", located therein, containing 0.81 acres, as shown in Plat of Survey filed in Book 3, Page 83 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D", located therein, containing 5.29 acres, as shown in Plat of Survey filed in Book 2014, Page 855 on April 14, 2014, in the Office of the Recorder of Madison County, Iowa.

Address: 2057 105th St., Earlham, IA 50072.

- I, Julia A. Roberson Bishop, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:
- 1. I am the trustee under the Trust dated the 25<sup>th</sup> day of November, 2013, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded October 7, 2014, in the office of the Polk County Recorder in Book 2014 at Page 2533.
- 2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Fredrick H. Lindsay Jr. and Michelle Rae Lindsay, 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: 2/1/202/

Julia A. Roberson Bishop, Affiant

STATE OF South Carolina)
) ss:
COUNTY OF York
)

This record was acknowledged before me on February 1, 2021, by Julia A. Roberson Bishop.

Notary Public in and for said State