



Document 2021 5135

Book 2021 Page 5135 Type 06 033 Pages 3

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Teamwork Ranch, L.L.C., 1459 Grand Avenue, Des Moines, IA 50309

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Teresa Lynn Sandlin as Trustee of the Dorothea M. Mack Trust dated June 5, 1998

**Grantees:** Teamwork Ranch, L.L.C.

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest Quarter (1/4) of the Southwest Quarter (1/4), AND the Northeast Quarter (1/4) of the Northwest Quarter (1/4); ALL in Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

- 1. The South 1 Rod of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14);
2. All that part of Parcel "B" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), containing 0.229 acres, as shown in Plat of Survey filed in Book 2, Page 549 on February 15, 1995 in the Office of the Recorder of Madison County, Iowa;
3. The South Fourteen (14) Rods of the East 5 3/4 Rods of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), used for cemetery purposes.

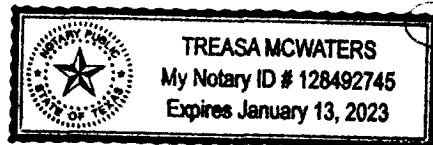
STATE OF TEXAS, COUNTY OF Brazoria, ss:

I, Teresa Lynn Sandlin, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Dorothea M. Mack Trust dated June 5, 1998, to which the above-described real estate was conveyed to the trustee by Dorothea M. Mack, pursuant to an instrument recorded November 16, 1999, in the office of the Madison County Recorder in Book 142 Page 74.
2 I am the presently existing trustee under the Trust, and I am authorized to convey 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 deceased.
5 Form 706, United States Estate Tax return, IS NOT\* required to be filed as a result of the death of the Grantor.
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.

Teresa Lynn Sandlin
Teresa Lynn Sandlin, Affiant

Signed and sworn to (or affirmed) before me on 12/13/21, by Teresa Lynn Sandlin.



Treasa McWaters
Signature of Notary Public

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