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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170  
Return to: Barn Valley Properties, LLC, 3403 S Ave, Chelsea, IA 52215

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## Individual Trustee Affidavit

**RE: The West Three-fourths (3/4) of Lot Thirteen (13) of Helen McCall Huntoon Addition – Plat No. 3 to the City of Winterset, Madison County, Iowa**

**ALSO DESCRIBED AS:**

**Beginning at the Northwest Corner of said Lot Thirteen (13); thence South 00°00'00", 242.07 feet to the Southwest Corner of said Lot Thirteen (13); thence South 89°20'30" East, 157.13 feet along the South line of said Lot Thirteen (13); thence North 00°00'00", 254.91 feet to the North line of said Lot Thirteen (13); thence South 85°59'00" West, 157.51 feet to the point of beginning.**

State of Iowa; County of Ringgold ) ss:

**We, Robert J. Murphy and Debra D. Murphy**, being first duly sworn (or affirmed) under oath depose and state:

We are the Trustees under the **Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012** to which the above-described real estate was conveyed to the trustee by Robert J. Murphy and Debra D. Murphy pursuant to the Warranty Deed recorded on January 2, 2014 in Book 2014 at Page 4.

We are the presently existing trustees under the Trust and we are authorized to convey the real estate by Trustee Warranty Deed without any limitation or qualification whatsoever.

The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the real estate described above, free and clear of any adverse claims.

The grantors of the trust are alive.

The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

This Affidavit is given for all purposes contemplated under Iowa Code Section 614.14.

Words and phrases herein, including acknowledgment hereof, shall be construed as singular or plural in number, and as masculine or feminine in gender, according to the context

Dated: 11-29-, 2021.

**Robert J. Murphy and Debra D Murphy, Trustees of the Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012**

*Robert J. Murphy*  
by: Robert J. Murphy, Trustee

*Debra D. Murphy*  
by: Debra D. Murphy, Trustee

State of Iowa; County of Ringgold )

This instrument was acknowledged before me on Nov. 29, 2021 by **Robert J. Murphy and Debra D. Murphy, as Trustees of the Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012**

DDD:a19127



*Lesa K Saville*  
Notary Public in and for said State and County