



Document 2021, 571

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

1/19

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

**Taxpayer Information:** George R. Edwards, II and Lara Nicole Edwards, 3032 Settlers Trail, Winterset, IA 50273

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

**Grantors:** Todd C. Town and Deborah A. Town

**Grantees:** George E. Edwards, II and Lara Nicole Edwards

**Legal Description:** See Page 2

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



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "F" located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Four (4); AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), ALL in Township Seventy-Four (74) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 49.40 acres, as shown in Amended Plat of Survey filed in Book 2021, Page 304 on January 25, 2021, in the Office of the Recorder of Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON, ss:



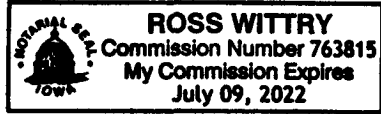
We, Todd C. Town and Deborah A. Town as Trustees of the Town Family Trust dated August 28, 2000, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the trustees under the Todd Family Trust dated August 28, 2000, to which the above-described real estate was conveyed to the trustees by Warranty Deed, pursuant to an instrument recorded December 22, 2017, in Book 2017, Page 4039 in the office of the Madison County Recorder.
2. We are presently existing trustees under the Trust, and we are authorized to convey real estate 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 in paragraph 2, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Todd C. Town, Affiant

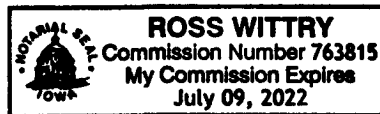
Deborah A. Town, Affiant

Signed and sworn to (or affirmed) before me on 2/9/2021 by Todd C. Town.



Ross Wittry  
Signature of Notary Public

Signed and sworn to (or affirmed) before me on 2/9/2021, by Deborah A. Town.



Ross Wittry  
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.**