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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Phone: (515) 989-3263

Taxpayer Information: (Name and complete address)

South River Farms Rev Trust, c/o Brian D. Nelson, 709 Grand Ave., New Virginia, IA 50210

↓ **Return Document To:** (Name and complete address)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Grantors:

M. Louise Nelson Revocable Living
Trust dated 6/13/2018

Grantees:

South River Farms Revocable Trust
dated January 16, 2021

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

N1/2 SE1/4 and the SE1/4 SE1/4 of Section 33 and commencing at the northeast corner of the SW1/4 SE1/4 of Section 33 running thence west 40 rods, thence south to the middle of South River, thence down said river to the east line of said 40, thence north to the place of beginning AND the NW1/4 SW1/4 AND the west 10 acres of the SW1/4 SW1/4 of Section 34 all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa

STATE OF IOWA, COUNTY OF WARREN, ss:

I, Brian D. Nelson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the M. Louise Nelson Revocable Living Trust dated June 13, 2018, to which the above-described real estate was conveyed to the trustee by M. Louise Nelson pursuant to an instrument recorded on June 25, 2018, in the office of the Madison County Recorder in Book 2018 at Page 2005 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to execute a Trustee's Warranty Deed in favor of South River Farms Revocable Living Trust dated January 16, 2021 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/ is not alive.
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.

[Signature] Brian D. Nelson, Affiant

Signed and sworn to (or affirmed) before me on January 16, 2021, by Brian D. Nelson, Co-Trustee of the M. Louise Nelson Revocable Living Trust dated June 13, 2018.

[Signature] Signature of ROBERT L. TUVESANT Commission Number 124094 My Commission Expires 5-22-21

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