



Document 2022 1302

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ **Return To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731  
**Taxpayer:** Roaming Hills, LLC, 640 5<sup>th</sup> Street, Des Moines, Iowa 50312  
**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

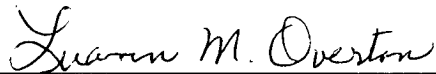


### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Description Attached.

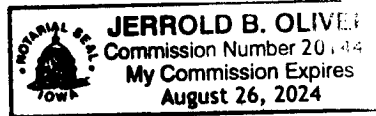
STATE OF IOWA, COUNTY OF MADISON, ss:

- I, Luann M. Overton, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:
1. Farmers & Merchants State Bank and I are the trustees under the Donald J. Overton Revocable Trust and the Luann M. Overton Revocable Trust both dated October 2, 2012, to which the above-described real estate was conveyed to the trustees by an instrument recorded on October 17, 2014 in the office of the Madison County Recorder in Book 2014, Page 2614.
  2. We are the presently existing trustees under the Trusts and we are authorized to convey said real estate without any limitation or qualification whatsoever.
  3. The Trusts are in existence and we as trustees, are authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.
  4. Donald J. Overton one of the grantors of the trusts 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, Donald J. Overton.
  6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
  7. The Luann M. Overton is revocable. The Donald J. Overton Trust is irrevocable.

  
Luann M. Overton, Affiant

Signed and sworn to (or affirmed) before me on May 2, 2012, by  
Luann M. Overton.

Jerrold B. Oliver  
Signature of Notary Public



**Overton Trusts to Roaming Hills, LLC**  
**Exhibit "A"**

The West Three-fourths (3/4) of the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that portion thereof lying North of the public highway as it crosses said tract; AND EXCEPT that portion thereof heretofore conveyed to the City of St. Charles, Iowa, by Warranty Deed recorded in Book 106, Page 169 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "A" located therein, containing 3.674 acres, as shown in Plat of Survey filed in Book 2, Page 578 on June 13, 1995 in the Office of the Recorder of Madison County, Iowa.