

BK: 2022 PG: 1647
Recorded: 6/2/2022 at 3:15:33.0 PM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Telephone: (515) 242-2400

Taxpayer Information:

Anne E. Schafer, 7566 Tupelo Cove, San Diego, CA 92126

Return Document To:

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

Grantors:

Anne E. Schafer as Trustee of the Fred R. Hunter Trust U/A DTD October 2, 1962, as amended

Grantees:

Anne E. Schafer

Legal Description: See Exhibit "A"

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE AFFIDAVIT

RE: SEE EXHIBIT A

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, ss:

I, Anne E. Schafer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Fred R. Hunter Trust U/A/D October 2, 1962, as amended (the "Trust"), to which the real estate legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate") was conveyed to the Trustee by Quit Claim Deed filed of record in the office of the Madison County Recorder on December 29, 1987, at Book 123 Page 761; by Warranty Deed filed of record in the office of the Madison County Recorder on January 4, 1980, at Book 109, Page 573; and by Warranty Deed filed of record in the office of the Madison County Recorder on February 27, 1979, at Book 108, Page 610.

2. I am the presently existing Trustee under the Trust and I am authorized to convey the real estate described on the attached Exhibit A to Anne E. Schafer, 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 not alive.

5. No Iowa inheritance tax is due or owing as a result of the death of the Grantor.

6. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.

7. The Trust is irrevocable. Three of the beneficiaries of the Trust are deceased. No Form 706 United States Estate Tax return was required to be filed as re result of any such beneficiary's death. No inheritance tax is due or owing as a result of the death of any of the beneficiaries.

AFFIANT:

Fred R. Hunter Trust
U/A/D October 2, 1962, as amended

By: Anne E. Schafer, Trustee
Anne E. Schafer, Trustee



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 13th day of MAY, 2022, by
Date Month Year

(1) Anne Elizabeth Schafer

(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Mark A. Cano
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Individual Trustee Affidavit

Document Date: MAY 13, 2022 Number of Pages: 4

Signer(s) Other Than Named Above: _____



Exhibit A

The South Half of the Southeast Quarter of Section Nine; and the Northeast Quarter and the East Eight Acres of the Southeast Quarter of the Northwest Quarter of Section 16; all in Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 248 Acres, more or less;

AND

A parcel of land being a part of the former main track right-of-way of the Chicago Rock Island and Pacific Railroad Company located in the Northeast Quarter of the Southwest Quarter, of Section 16, Township 77 North, Range 28 West, of the 5th P.M., in Madison County, Iowa; more particularly described as follows:

Commencing at the center of Section 16, Township 77 North, Range 28 West, thence Westerly from the center of Section 16 along the East-West centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company right-of-way, thence Southerly along said Westerly right-of-way line 100 feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of Section Sixteen (16) 30 feet to the point of beginning. Said parcel contains 3,000 square feet of 0.06 acres more or less.

Subject to easements, covenants, restrictions, and other matters of record.