

BK: 2022 PG: 1828
Recorded: 6/20/2022 at 8:28:14.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

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

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

Taxpayer Information: Emily M. Kessler and James W. Kessler, 1525 S. 4th Avenue,
Winterset, IA 50273

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

Grantors: Brian L. Sutton and Kelly L. Sutton Family Living Trust

Grantees: Emily M. Kessler and James W. Kessler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Nine (9) of Sunset Acres, Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

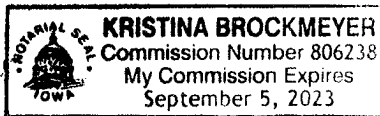
We, Brian L. Sutton and Kelly L. Sutton, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1. We are trustees under the Brian L. Sutton and Kelly L. Sutton Family Living Trust dated December 14, 2015, to which the above-described real estate was conveyed to the trustees by a Warranty Deed pursuant to an instrument recorded September 21, 2020, in the office of the Madison County Recorder in Book 2020, Page 3565.
2. We are presently the existing trustees under the Trust, and we are authorized to convey 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.

Brian L. Sutton signature and name: Brian L. Sutton, Affiant

Signed and sworn to (or affirmed) before me on June 8, 2022, by Brian L. Sutton.

Kristina Brockmeyer signature and name: Signature of Notary Public



Kelly L. Sutton signature and name: Kelly L. Sutton, Affiant

Signed and sworn to (or affirmed) before me on June 8, 2022, Kelly L. Sutton.

Kristina Brockmeyer signature and name: Signature of Notary Public

