

BK: 2022 PG: 2605
Recorded: 9/2/2022 at 11:59:46.0 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

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: Kyle Hawthorne and Morgan Hawthorne, 2203 196th Court, Winterset IA 50273

AFFIDAVIT OF TRUSTEE

STATE OF Iowa)
COUNTY OF Dallas) ss:

Re: Lot One (1) of Lakeridge Acres Subdivision of Section Nineteen (19),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison
County, Iowa.

Locally known as 2203 196th Court, Winterset IA 50273

I, Martha G Taylor, being first duly sworn and under oath state of my personal knowledge
that:

1. I am Trustee of the **MARTHA G TAYLOR REVOCABLE LIVING TRUST**
("Trust"), to which the above-described real estate and other real estate was conveyed to the
Trustee pursuant to an instrument recorded October 12, 2018 in the office of the Madison County
Recorder in Book 2018 at Page 3315.

2. I am the presently existing Trustee, and I have express authorization to perform any
and all tasks related to the sale of the real estate above referenced and to convey the above-
described real property to Kyle Hawthorne and Morgan Hawthorne by a Trustee Warranty Deed,
without any limitation or qualification whatsoever.

3. The Trust is in existence, and I am authorized to transfer the interests in the real
estate as described above, free and clear of any adverse claims.

4. The grantor of the Trust and all beneficiaries of the Trust are alive on the date of
this Affidavit.

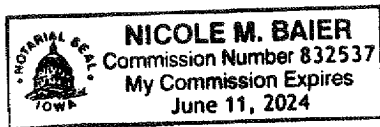
Dated: Aug 23 2022, 2022.

Martha G Taylor Revocable Living Trust

By: *Martha G Taylor, Trustee*
Martha G Taylor, Trustee

STATE OF Iowa)
COUNTY OF Dallas) ss:

Signed and sworn to (or affirmed) before me on Aug. 23 2022, 2022, by
Martha G Taylor, Trustee of the Martha G Taylor Revocable Living Trust.



N Baier
Notary Public