

BK: 2022 PG: 2963
Recorded: 10/11/2022 at 2:02:18.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by Paul P. Morf: Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE'S AFFIDAVIT

RE: **An undivided one-half interest in and to:**
See Exhibit "A" attached hereto and incorporated herein by reference
(page 2)

STATE OF IOWA, COUNTY OF LINN, ss:

I, **GARY G. HUNTER**, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

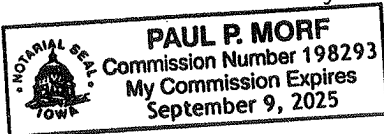
1. Marilyn E. Hunter and Gary G. Hunter were the Co-Trustees under the Marilyn E. Hunter Revocable trust originally executed December 1, 2017 as Amended and Restated April 17, 2020, to which the above-described real estate was conveyed to the trust by Special Warranty Deed recorded on December 5, 2017 in Book 2017 at Page 3819 of the records of the Madison County, Iowa, Recorder.

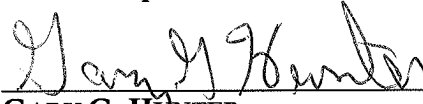
2. I am now the presently existing sole trustee under the Trust and I am authorized to convey without any limitation or qualification whatsoever.

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

4. The grantor of the trust, Marilyn E. Hunter, died on August 24, 2020 and the trust is now irrevocable.

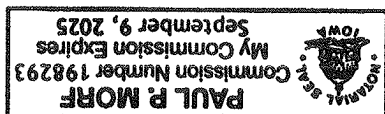
5. An Iowa inheritance tax return is not required to be filed as a result of the death of Marilyn E. Hunter.

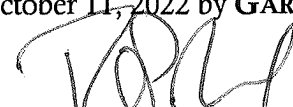




GARY G. HUNTER

Subscribed and Sworn to before me on October 11, 2022 by **GARY G. HUNTER**.





Notary Public in and for said State
My Commission Expires: September 9, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 13-75N-27W, Madison County, Iowa, EXCEPT that part of Parcel "M" located therein, as shown in Amended Plat of Survey filed in Book 2010, Page 480 on March 9, 2010, in the Office of the Recorder of Madison County, Iowa; and Easement for access and utility purposes over a strip of land 40 feet in width located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 13, as more particularly described in easement agreement dated March 15, 2010, and recorded March 17, 2010, in Book 2010, Page 523 in the Office of the Recorder of Madison County, Iowa.