



Document 2022 3731

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LISA SMITH, COUNTY 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

<sup>2</sup>/<sub>3</sub> **Taxpayer Information:** Larry G. Young Revocable Trust and Sherry M. Young Revocable  
Trust, 2552 Walnut Trl, St. Charles, IA 50240

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

**Grantors:** Ernest Patterson and Nancy Patterson as Trustees of the Patterson Family Trust

**Grantees:** Larry G. Young and Sherry M. Young as Trustees of the Larry G. Young Revocable  
Trust and Sherry M. Young Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West Half (½) of the Southwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "1" located in the Southwest Quarter (¼) of said Section Twenty-four (24), containing 0.7805 acres, as shown in Plat of Survey filed in Book 2, Page 281 on May 28, 1996, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "2" located in the Southwest Quarter (¼) of said Section Twenty-four (24), containing 0.4591 acres, as shown in Plat of Survey filed in Book 2, Page 281 on May 28, 1996, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "3" located in the Southwest Quarter (¼) of said Section Twenty-four (24), containing 0.4591 acres, as shown in Plat of Survey filed in Book 2, Page 361 on June 30, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "Y" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-four (24), containing 13.66 acres, as shown in Plat of Survey filed in Book 2010, Page 1736 on July 29, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "Z" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-four (24), containing 13.08 acres, as shown in Plat of Survey filed in Book 2010, Page 1921 on August 18, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "FF" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-four (24), containing 13.44 acres, as shown in Plat of Survey filed in Book 2018, Page 2320 on July 20, 2018, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "DD" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-four (24), containing 1.65 acres, as shown in Amended Plat of Survey filed in Book 2022, Page 3421 on November 29, 2022, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

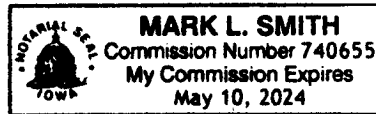
We, Ernest Patterson and Nancy Patterson, Trustees, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1 We are the trustees under the Patterson Family Trust dated April 18, 2016, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded April 18, ~~2022~~, in the office of the Madison County Recorder in Book 2016 Page 963. *2016*
- 2 We are presently the existing trustees under the Trust and are authorized to convey real estate 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 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ernest Patterson  
Ernest Patterson, Affiant

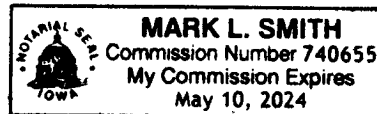
Nancy Patterson  
Nancy Patterson, Affiant

Signed and sworn to (or affirmed) before me on Nancy Patterson 12/21/2022, by Ernest Patterson.



Mark L. Smith  
Signature of Notary Public

Signed and sworn to (or affirmed) before me on 12/21/2022, by Nancy Patterson.



Mark L. Smith  
Signature of Notary Public