

BK: 2022 PG: 3755
Recorded: 12/29/2022 at 3:11:59.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Return To: Kevin E. Reel Trust, 3410 Valley Ridge Ct., West Des Moines, IA 50265
Taxpayer: Kevin E. Reel Trust, 3410 Valley Ridge Ct., West Des Moines, IA 50265
Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Phone: 515-288-2500



INDIVIDUAL TRUSTEE'S AFFIDAVIT

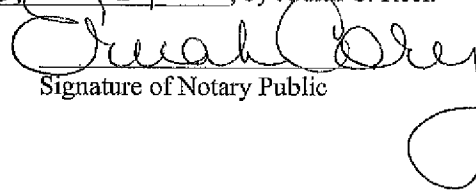
RE: The North 40.50 feet of Lot Five (5) in Block Eighteen (18) of the Original Town of Winterset in Madison County, Iowa, subject to an Easement dated December 18, 2015, and recorded December 22, 2015, in Book 2015, Page 3770 of the Recorder's Office of Madison County, in favor of all owners of Lot Five (5) in Block Eighteen (18) of the Original Town of Winterset in Madison County, Iowa, which owners are the owners of the above described real estate and all other owners of real estate located in said Lot Five (5). All such owners shall have equal rights to the use of such Easement, with no owner having greater rights than any other owner to the use of such Easement.

STATE OF IOWA, COUNTY OF POLK, ss:

- I, Judith C. Reel, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:
- 1 I am the trustee under the Judith C. Reel Property Management Trust trust dated July 1, 2008, to which the above-described real estate was conveyed to the trustee by Montrose Properties, LLC, pursuant to an instrument recorded June 6, 2016, in the office of the Madison County Recorder in Book 2016, Page 1547.
 - 2 I am the presently existing trustee under the Trust and I am authorized to Convey subject property to Kevin E. Reel, Trustee of the Kevin E. Reel Trust 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 alive.
 - 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Judith C. Reel, Affiant

Signed and sworn to (or affirmed) before me on December 28, 22 by Judith C. Reel.


Signature of Notary Public

