

**BK: 2022 PG: 78**  
**Recorded: 1/7/2022 at 8:22:05.0 AM**  
**Pages 3**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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

**Preparer Information:** Adam C. Doll, 1009 Main Street, Adel, IA 50003-1454, Phone: 515-697-4282

**Taxpayer Information:** Pineview Farms, LLC, 1509 Heritage Ave., Earlham, IA 50072

**Return Document To:** Adam C. Doll, 1009 Main Street, Adel, IA 50009

**Grantors:** Nancy L. Vaughn, Trustee of the Trust created under the Will of William C. Price

**Grantees:** Pineview Farms, LLC

**Legal Description:** See Page 2

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



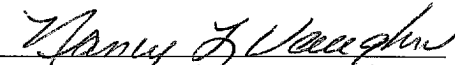
## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South Half (1/2) of the Northeast Quarter (1/4), AND the North Half (1/2) of the Southeast Quarter (1/4), AND the South 100 acres of the Northwest Fractional Quarter (1/4) all in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND the South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32) and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32), thence North 90°00' West 426 feet, thence South 00°28' East 821.1 feet, thence North 89°11' East 426 feet to the East line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence North 00°28' West 815 feet to the point of beginning, said parcel containing 8 acres.

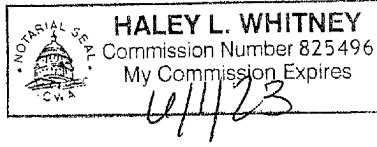
STATE OF IOWA, COUNTY OF DALLAS, ss:

I, Nancy L. Vaughn, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee of the Trust created under the Will of William C. Price, to which the above-described real estate was conveyed to the said trust by William C. Price, pursuant to an instrument recorded ~~XXXX~~, in the office of the Madison County Recorder on March 16, 1989 in Book 125 Page 384.
2. I am the presently existing trustee under the Trust and I am authorized to execute a Trustee Warranty Deed 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 not 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.

  
Nancy L. Vaughn, Trustee of the  
Trust created under the Will of  
William C. Price, Affiant

Signed and sworn to (or affirmed) before me on Dec. 4, 2021, by  
Nancy L. Vaughn, Trustee of the Trust created under the Will of William C. Price.



Haley L. Whitney  
Signature of Notary Public