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Rec Amt \$12.00

INDX **ANNO** SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0765ROGI)

Return To: Ysabelle Kanagy, 607 W Benton St, WINTERSET, IA 50273

P2201202 VCU133698-MDK

## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Lot Ten (10) and the East Half (E 1/2) of Lot Eleven (11) of BOND-PETERSON PLACE, an Addition to the Town of Winterset, Madison County, Iowa;

Address: 607 W Benton St, WINTERSET, IA 50273.

We, Larry Dale Stout and Junell Dee Stout, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- We are the trustees under the Trust dated the 15 day of June, 2021, to which the above-described real estate was conveyed to the trust pursuant to an instrument filed July 19, 2021 in Book 2021 at Page 2978.
- We are the presently existing trustees under the Trust and we are authorized to convey the above-described real estate to Ysabelle Kanagy and Trent Johnson, 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 both alive.

5. The trust is revocable or, trust are deceased.	if the trust is irrevocable, none of the beneficiaries of the
Dated: March 25, 2000	
	Larry Bale Stout, Affrant Larry Bale Stout, Affrant
	Junell Dee Stout, Affiant
STATE OF <u>Towa</u> )  COUNTY OF <u>Wadison</u> )  ss:	
This record was acknowledged before me on 3125/22, by Larry Dale Stout and Junell Dee Stout.	
	Notary Hublic in and for said State
Jessica Vandewater Commission No. 816543 My Comm. Expires April 22, 2022	