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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

VCLL123698-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:

1. 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.

2. 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.

