

BK: 2023 PG: 1176
Recorded: 5/26/2023 at 3:14:28.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, 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

Taxpayer Information: Gary Harshbarger and Daina Harshbarger 510 Charmaine Dr. S.
Woodville, TX 75979

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

Grantors: Bethany Kinahan as trustee of Dale G. Wulf Revocable Trust

Grantees: Gary Harshbarger and Daina Harshbarger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Five (5) and Six (6) of Covered Bridge Estates, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa.

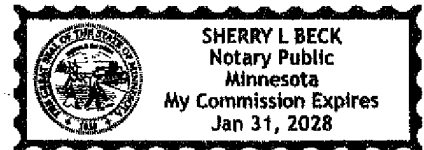
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Bethany Kinahan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am one of the trustees under the Dale G. Wulf Revocable Trust dated November 3, 1994, to which the above-described real estate was conveyed to the trustee by a Warranty Deed pursuant to an instrument recorded July 13, 2020, in the office of the Madison County Recorder in Book 2020 Page 2484.
2 I am presently one of the existing trustees under the Trust, and I am authorized to convey property without any limitation or qualification whatsoever.
3 The Trust is in existence and I, as a 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 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.

[Handwritten signature of Bethany Kinahan]
Bethany Kinahan, Affiant

Signed and sworn to (or affirmed) before me on May 24, 2023, by Bethany Kinahan.



[Handwritten signature of Sherry L. Beck]
Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.