

BK: 2023 PG: 1202
Recorded: 5/30/2023 at 3:39:15.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as
amended, 15400 Northview Drive, Urbandale, IA 50323

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Crystal J. Miller (f/k/a) Crystal J. Schryver as trustee of Crystal J. Schryver Trust

Grantees: Derek A. Justice and Shelly K. Justice as co-trustees of The Derek and Shelly Justice
Revocable Trust u/a/d March 24, 2016, as amended

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A tract of land commencing at a point 29.5 feet East of the West Quarter (1/4) corner of Section fourteen (14), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence continuing East 1,293 feet along the quarter section line, thence South 00 degrees 48' East 673.72 feet, thence South 89 degrees 57' West 1,297.7 feet, thence North 00 degrees 24' West 674.8 feet to the point of beginning, containing 20.0493 acres including 1.6014 acres of county road right-of-way. EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.22 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 2712 on August 30, 2019, in the Office of the Recorder of Madison County, Iowa

STATE OF IOWA COUNTY OF Dallas, ss:

I, Crystal J. Miller (f/k/a) Crystal J. Schryver, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Crystal J. Schryver Trust trust dated November 30, 2010, to which the above-described real estate was conveyed to the trustee by Crystal J. Miller (f/k/a Crystal J. Schryver), pursuant to an instrument recorded December 16, 2010, in the office of the Madison County Recorder in Book 2010 at Page 3210.
2 I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate 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.

Crystal J. Miller
Crystal J. Miller (f/k/a) Crystal J. Schryver, Affiant

Signed and sworn to (or affirmed) before me on 5-17-2023, by Crystal J. Miller (f/k/a) Crystal J. Schryver.

Marsha Ruble
Signature of Notary Public

