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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**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: Matt Brown and Erica Brown, 614 W. Benton Street, Winterset, IA
50273

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

Grantors: Louise Chickering as Trustee of the Louise Chickering Revocable Trust dated July
22, 2005

Grantees: Matt Brown and Erica Brown

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A parcel of land in the South Half (1/2) of the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, as referenced in Plat of Survey filed on August 7, 1991, in Book 2, Page 126 of the Records of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa; thence along the West line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 00°00'00", 696.34 feet; thence along the North line of Buchanan Street extended, South 89°41'27" East, 405.40 feet; thence North 00°03'43" East, 145.00 feet to the Point of Beginning. Thence continuing North 00°03'43" East, 130.32 feet to the South line of Benton Street; thence along said South line, South 89°55'06" East, 148.00 feet; thence South 00°03'43" West, 130.32 feet; thence North 89°55'06" West, 148.00 feet to the point of beginning.

STATE OF IOWA, COUNTY OF MADISON, ss:

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

- 1 I am the Trustee under the Louise Chickering Revocable Trust dated July 22, 2005, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded September 14, 2005, in the office of the Madison County Recorder in Book 2005, Page 4428.
2 I am the presently existing trustee under the Trust and I am authorized to convey 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 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.

Louise Chickering
Louise Chickering, Affiant

Signed and sworn to (or affirmed) before me on 7/28/2023, by Louise Chickering, Trustee.

Signature of Notary Public

