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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: Martha Eathel Jordan Revocable Trust, 2087 Iowa Avenue, Winterset,
IA 50273

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

Grantors: Bruce F. Hann as Trustee of the Bruce Hann Property Management Trust

Grantees: Martha Eathel Jordan as Trustee of the Martha Eathel Jordan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-half interest in and to:

Parcel "C" located in:

The Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey dated May 8, 2019, and filed May 10, 2019, in Book 2019, Page 1318 of the Recorder's Office of Madison County, Iowa.

STATE OF COLORADO, COUNTY OF DENVER, ss:

I, Bruce F. Hann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Bruce Hann Property Management Trust dated July 19, 2002, to which the above-described real estate was conveyed to the trustee by Trustee Warranty Deed, pursuant to an instrument recorded January 24, 2008, in the office of the Madison County Recorder in in Book 2008, Page 246 of the Recorder's Office of Madison County, Iowa. .
- 2 I am presently the 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.

Bruce F. Hann
Bruce F. Hann, Affiant

Signed and sworn to (or affirmed) before me on 08/16/2023, by Bruce F. Hann.

DILLON LUCERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224029997
MY COMMISSION EXPIRES AUGUST 02, 2026

Dillon Lucero
Signature of Notary Public