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BRANDY MACUMBER, COUNTY 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: Winterset Airport Authority, 3405 North 8th Avenue, Winterset, IA
50273

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

Grantors: John Casper and Lynee Casper as Co-Trustees of John and Lynee Casper Family
Trust dated July 26, 2017

Grantees: Winterset Airport Authority

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "F" being a part of the W ½ of the SE ¼, lying North of the Northeasterly line of the Winterset Airport Authority property in Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County described as follows:

Beginning at a found ½" iron pin at the center of said Section 24; thence S 89°37'47" E, along the North line of the SE ¼ of said Section 24, a distance of 1070.17' to a set of ½" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 1449.97' to a set ½" iron pin with orange cap stamped "LS 13427"; thence N 37°06'45" W a distance of 1585.81' to a set ½" iron pin with orange cap stamped "LS 13427"; thence N 00°02'12" E a distance of 187.84' to the point of beginning.

Containing 19.83 acres including 0.65 acres of county road right of way easement.

Parcel "Q" a part of the W ½ of the SE ¼ of Section 24 and a part of the NW ¼ of the NE ¼ of Section 25, lying South of the Southwesterly line of the Winterset Airport Authority property, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a found ½" iron pin with orange cap at the corner of Parcel "C" according to Plat of Survey filed in Book 2016 at Page 2737; thence S 37°07'09" E a distance of 349.39' to a ½" iron pin with orange cap stamped "LS 13427"; at the Point of Beginning; thence S 37°07'09" E, along the Southwesterly line of said Winterset Airport Authority, a distance of 1054.22' to a ½" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 969.89' to a ½" iron pin with orange cap stamped "LS 13427"; thence N 85°30'49" W a distance of 700.00' to a ½" iron pin with orange cap stamped "LS 13427"; thence N 04°29'11" E a distance of 1758.17' to the point of beginning.

Containing 21.92 acres

STATE OF IOWA, COUNTY OF MADISON, ss:

We, John Casper and Lynee Casper, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1 We are the trustees under the John and Lynee Casper Family Trust dated July 26, 2017, to which the above-described real estate was conveyed to the trustee by a Quit Claim Deed, pursuant to an instrument recorded September 18, 2017, in the office of the Madison County Recorder in Book 2017 Page 2938.
- 2 We are presently existing trustees under the Trust and We are authorized to convey real estate 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 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.



John Casper
John Casper, Affiant

Lynce Casper
Lynce Casper, Affiant

Signed and sworn to (or affirmed) before me on 10/10/23, by John Casper.

Michelle T. Scott
Signature of Notary Public

Signed and sworn to (or affirmed) before me on 10/10/23, by Lynce Casper.

Michelle T. Scott
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.**