



Document 2023 2811

Book 2023 Page 2811 Type 06 033 Pages 1

Date 11/15/2023 Time 3:50:41PM

Rec Amt \$7.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Michael Nicols, 4620 Park Drive, West Des Moines, IA 50265
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East Half (1/2) of the Southeast Quarter (1/4) of Section Three (3); AND the East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), ALL IN Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

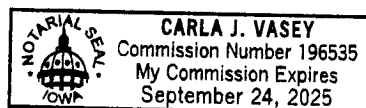
STATE OF IOWA, COUNTY OF MADISON, ss:

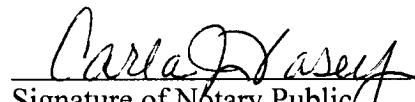
I, Thomas M. Lynch, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Carole A. Lynch Marital Trust established under the Maurice F. Lynch Revocable Trust dated April 10, 2018 to which the above-described real estate was conveyed to the Trustee of the Carole A. Lynch Marital Trust pursuant to an instrument recorded October 24, 2022, in the Office of the Madison County Recorder in Book 2022 at Page 3099.
2. I am the presently existing Trustee under the Trust, and I am authorized to convey title to the above-described real estate to Michael Nichols 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 not alive.
5. The Trust is irrevocable. Trust Beneficiary, Maurice F. Lynch, is deceased. Trust Beneficiary, Carole A. Lynch, is deceased.


Thomas M. Lynch, Affiant

Signed and sworn to (or affirmed) before me on November 15, 2023, by Thomas M. Lynch as Trustee of the Carole A. Lynch Marital Trust.




Signature of Notary Public