



Document 2023 3031

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 218, WDM IA 50266 5158649370

Return To: Michael Walter, 3227 Saint Charles Rd., Saint Charles, IA 50240

DCU145238-MDK

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: All that part of Lot Eight (8) of Cunningham Rural Estates, located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying West of the center line of the 40 foot wide private drive and utility easement extending across said Lot

Address: 3227 Saint Charles Rd., Saint Charles, IA 50240.



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

1. I am the successor trustee under the Janet L. Adair Living Trust dated May 11, 2022, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the 12th day of May 2022, in the office of the Madison County Recorder in Book 2022 Page 1403

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Michael Walter, 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 grantors of the trust are deceased.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Janet L. Adair or Larry L. Adair.

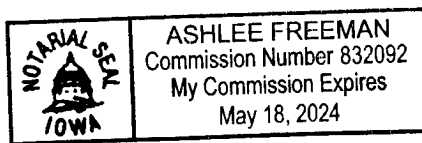
7. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22, subsection 3.

Dated: 12-11-2023

Sonia Hutton, Trustee
Sonia Hutton, Affiant

STATE OF Iowa)
COUNTY OF Madison) ss:

On this 11th day of December, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Sonia Hutton, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Ashlee Freeman
Notary Public in and for said State