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Book 2023 Page 3036 Type 06 033 Pages 2

Date 12/13/2023 Time 1:33:39PM

Rec Amt \$12.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8971ESP)

**Return To:** Michael J. Frank and Terri L. Zimmerman-Frank / 1106 Elmwood Ave, Earlham, IA 50072

*ESP144941-ND*

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## INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:** Parcel "G" being part of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 11, Township 77 North, Range 29 West of the 5th P.M. according to survey filed October 5, 2023 in Book 2023 Page 2460, Madison County, Iowa.

**Address:** 1106 Elmwood Ave, Earlham, IA 50072.

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

1. I am the trustee under the Raymond E. Thompson, Jr. and Joanne M. Thompson Revocable Living Trust dated July 3, 2013, to which the above-described real estate was conveyed to the trust pursuant to an instrument filed January 20, 2015 in Book 2015 at Page 130.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Michael J. Frank and Terri L. Zimmerman-Frank, 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.

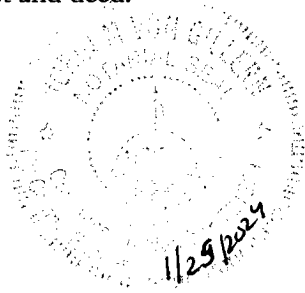
4. One of the grantor(s) of the trust (Raymond E. Thompson, Jr.) is deceased.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.
6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Raymond E. Thompson, Jr..
7. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22, subsection 3.

Dated: 12-3-23

Matthew I. Thompson Affiant  
 Matthew I. Thompson, Affiant

STATE OF Iowa )  
 ) ss:  
 COUNTY OF Madison )

On this 3rd day of December, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Matthew I. Thompson, 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.



Robert M. Small  
 Notary Public in and for said State