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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125, Phone: 515-961-2574

**Taxpayer Information:** Gary L. Ridout, Jr., 12231 90<sup>th</sup> Avenue, Indianola, IA 50125

**Return Document To:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215  
Indianola, IA 50125

**Grantors:** Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March  
23, 2020

**Grantees:** Gary L. Ridout, Jr.

**Legal Description:** See Page 3

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Addendum
Subject to easements and covenants of record

STATE OF IOWA, COUNTY OF WARREN, ss:

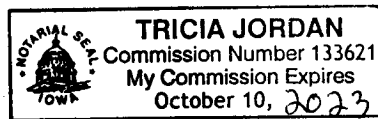
I, Kathleen Ann Ridout, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the Trustee under the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020, to which the above-described real estate was conveyed to the Trustee by Kathleen A. Ridout, a/k/a Kathleen Ridout, a/k/a Kathy Ridout, pursuant to an instrument recorded March 30, 2020, in the office of the Madison County Recorder in Book 2020, Page 958.
2 I am the presently existing trustee under the Trust and I am authorized to Transfer the above described property to Gary L. Ridout, Jr. 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 above and 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.

Kathleen Ann Ridout Trust 'U/A'
Dated March 23, 2020

[Handwritten signature of Kathleen Ann Ridout]
Kathleen Ann Ridout, Affiant
Trustee

Signed and sworn to (or affirmed) before me on December 27, 2022 by Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020.



[Handwritten signature of Tricia Jordan]
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.

## ADDENDUM

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) Township Seventy-Four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

EXCEPT Parcel B of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa

AND EXCEPT Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa