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ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:  
5154623731

<sup>1</sup>/<sub>3</sub> **Taxpayer Information:** Isaac and Addilie Norton, 1373 Pitzer Rd, Earlham, IA 50072

✓ **Return Document To:** Isaac Norton, 1373 Pitzer Rd, Earlham, IA 50072

**Grantors:** Nicholas J. Scar as trustee of Nicholas J. Scar Revocable Trust

**Grantees:** Isaac Norton and Addilie Norton

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "A" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-one (21) Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, more or less, as shown in Plat of Survey filed in Book 2011, Page 479, on February 15, 2011, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

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

- 1 I am the trustee under the Nicholas J. Scar Revocable Trust trust dated March 31, 2022, to which the above-described real estate was conveyed to the trustee by Jon Day and Thomas Petrola, pursuant to an instrument recorded April 26, 2024, in the office of the Madison County Recorder in Book 2024, Page 872.
2 I am the presently existing trustee under the Trust and I am authorized to sell real estate 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 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.

Nicholas J. Scar, Affiant (with handwritten signature and 'Trustee' label)

Signed and sworn to (or affirmed) before me on August 20, 2024, by Nicholas J. Scar.

Signature of Notary Public (with handwritten signature)

