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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

<sup>31</sup>  
**Taxpayer Information:** Cindy Patterson, and Danny Trent Nazareth Patterson and Josh Nazareth Patterson 220 S. John Wayne Drive, Winterset, IA 50273

<sup>E</sup>  
**Return Document To:** Cindy Patterson, 220 S. John Wayne Drive, Winterset, IA 50273

**Grantors:** Nancy J. Patterson as trustee of the Patterson Family Trust

**Grantees:** Cindy Patterson and Danny Trent Nazareth Patterson and Josh Nazareth Patterson

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "2" located in the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, City of St. Charles, Madison County, Iowa, containing 0.4591 acres, as shown in Plat of Survey filed in Town Plat Record 2, Page 281, on May 28, 1996, in the Office of the Recorder of Madison County, Iowa; AND Parcel "3" located in the Southwest Quarter (1/4) of said Section Twenty-four (24), City of St. Charles, containing 0.4591 acres, as shown in Plat of Survey filed in Town Plat 2, Page 361, on June 30, 1998, in the Office of the Recorder of Madison County, Iowa; AND Parcel "DD" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-four (24), City of St. Charles, containing 1.65 acres, as shown in Amended Plat of Survey filed in Book 2022, Page 3421 on November 29, 2022, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

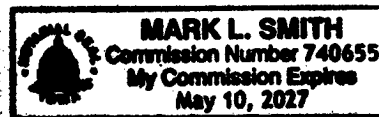


I, Nancy J. Patterson, Trustee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Patterson Family Trust dated April 18, 2016, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded April 18, 2016, in the office of the Madison County Recorder in in Book 2016, Page 963.
2 I am the presently existing trustee under the Trust and I am authorized to convey 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 alive.
5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Nancy Patterson
Nancy J. Patterson, Affiant

Signed and sworn to (or affirmed) before me on 12/3/2024, by Nancy J. Patterson.



Mark L. Smith
Signature of Notary Public