



Document 2025 3486

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BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

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

*08/170752*

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:  
515-462-3731

*5/2*

**Taxpayer Information:** Roger E. Brillon, 315 N. 4th Avenue, Winterset, IA 50273

**Return Document To:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Bluebird Trust

**Grantees:** Roger E. Brillon

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South Half (1/2) of Lots Three (3) and Four (4) in Block Seven (7) of the Original Town of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

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

- 1 I am the trustee under the Bluebird Trust dated December 31, 2007, to which the above-described real estate was conveyed to the trustee by Corrected Warranty Deed pursuant to an instrument recorded June 29, 2017, in the office of the Madison County Recorder in Book 2017, Page 2011.
- 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.

*George M. Montross*  
George M. Montross, Affiant

Signed and sworn to (or affirmed) before me on 12-18-28, by George M. Montross.

*Sarah M. Cowman*  
Signature of Notary Public

