

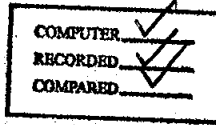
4557

FILED NO.

BOOK 2003 PAGE 4557

2003 AUG -1 PM 2: 33

REC \$ 5.00
AUD \$
R.M.F. \$ 5.00



MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Commencing at a point 61 feet South of the Northwest Corner of Block Fourteen (14) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, running thence East 132 feet, thence South 71 feet, thence West 132 feet, thence North 71 feet to the place of beginning,

State of Texas County of Fort Bend ss:

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

1. I am the trustee under the Trust dated March 30, 1992, to which the above-described real estate was conveyed to the trustee by Thelma M. Fritz, pursuant to an instrument recorded the 2nd day of April, 1992, in the office of the Madison County Recorder in Book 57, Page 420 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to Jeannie M. Utsler

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

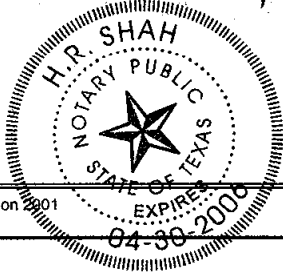
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

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.

Judith Ann Flowers
Judith Ann Flowers Affiant

Sworn to (or affirmed) and subscribed before me by Judith Ann Flowers on this 19th day of July, 2003.



H R Shah
Notary Public in and for said State