

REC \$ 5.<sup>00</sup>  
AUD \$  
R.M.F. \$ 5.<sup>00</sup>

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(PAGE 6548)  
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NOELI LITSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

Lawrence P. Van Werden, 200 W. Jefferson Street, Osceola, (641) 342-2157

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:** A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) and in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) all in Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa; thence along the North line of said NE¼ of the SW¼ North 90°00'00" East 1008.08 feet; thence along the centerline of a county road, South 03°44'52" West 536.69 feet; thence South 85°28'01" East 18.00 feet to the Point of Beginning; thence South 85°28'01" East 446.52 feet; thence South 00°00'00" 297.01 feet; thence South 90°00'00" West 388.68 feet; thence North 09°38'22" West 337.06 feet to the Point of Beginning. Said parcel of land contains 3.000 Acres.

State of Colorado County of Jefferson ss:

I, Melvin Dwain Van Buren, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 18, 1995, to which the above-described real estate was conveyed to the trustee by Melvin D. Van Buren and Louise A. Van Buren, pursuant to an instrument recorded the 20th day of March, 1996, in the office of the Madison County Recorder in Winterset, Iowa (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell and convey the Trust's interest in this real estate to Steven W. Vasey and Marcia K. Vasey, or to any other person(s) or entity

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

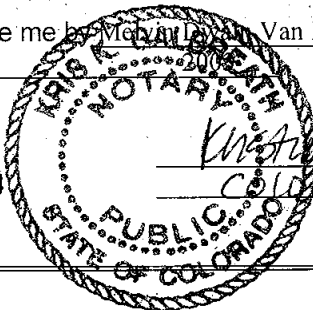
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

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.

Melvin Dwain Van Buren  
Melvin Dwain Van Buren Affiant

Sworn to (or affirmed) and subscribed before me by Melvin D. Van Buren on this 16th day of October



Kristin S. Saltmeath  
Colorado  
Notary Public in and for said State

My Commission Expires December 11, 2004  
4350 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033