

Document 2005 4225

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MICHELLE "MICKI" UTSLER, COUNTY RECO
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Ronald L. and Jeanette L. Christensen
1721 Warren Avenue
Norwalk, IA 50211

Return Document To: (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, IA 50273

Grantors:

Bonnie H. Stoner, Trustee
of the Stoner Family
Revocable Trust B

Grantees:

Ronald L. Christensen
Jeanette L. Christensen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Parcel "C" located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 137 on October 6, 1997, in the office of the Recorder of Madison County, Iowa.



State of Iowa County of Madison ss:

I, Bonnie H. Stoner, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated March 31, 1997, to which the above-described real estate was conveyed to the trustee by Jerold E. Stoner and Bonnie H. Stoner, pursuant to an instrument recorded the 8th day of May, 1997, in the office of the Madison County Recorder in Book 137 at Page 511 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to Convey the above-scribed real property by Trustee Deed to Ronald L. Christensen and Jeanette L. Christensen

(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.

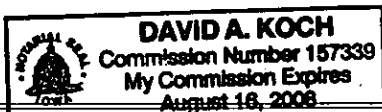
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Bonnie H. Stoner

Bonnie H. Stoner

Affiant

Signed and sworn to (or affirmed) before me on Aug. 26, 2005, by Bonnie H. Stoner



David A. Koch

Notary Public