

Document 2006 55

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Cownie Family Farms, L.L.C.  
1011 Locust St., Suite 309  
Des Moines, IA 50309

**Return Document To:** (Name and complete address)

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Katherine E. Monaghan Trust

**Grantees:**

Cownie Family Farm, L.L.C.

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:  
See 1 in Addendum

State of ILLINOIS County of COOK ss:

I, Katherine E. Monaghan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated October 22, 1998, to which the above-described real estate was conveyed to the trustee by Mary Joan Monaghan Estate, pursuant to an instrument recorded the 23rd day of September, 2005, in the office of the Madison County Recorder in Book 2005, Page 4604 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate

(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.

Katherine E. Monaghan  
Katherine E. Monaghan Affiant

Signed and sworn to (or affirmed) before me on Dec 19 2005  
Katherine E. Monaghan



[Signature]  
Notary Public

## Addendum

1. The Southeast Quarter (SE $\frac{1}{4}$ ), except the South Eight (8) Acres of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Southeast Quarter (SE $\frac{1}{4}$ ), and the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and the East 24 acres of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), of Section Eleven (11), and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and all that part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) lying and being North of the center of the main channel of North River, containing seven (7) acres more or less, of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

All that part of the West Sixteen (16) acres of the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) in Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., lying East of the county highway extending generally North and South through said described premises.

