

Document 2005 5728

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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)

Jane E. Rosien, Flander, Casper & Rosien, P.C., 223 E. Court Avenue, Winterset, IA 50273, Telephone: 515-462-4912

Taxpayer Information: (Name and complete address)

MARJORIE WETZEL
2625 SETTLERS TRAIL
ST. CHARLES, IA 50240

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

FLANDER, CASPER & ROSIEN, P.C.
223 E. COURT AVENUE, P. O. BOX 67
WINTERSET, IA 50273

Grantors:

Corleen A. Hayden Trust

Grantees:

Marjorie Wetzel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The South 10 rods of the East 10 rods of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

State of Iowa County of Madison ss:

I, Corleen A. Hayden, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated September 5, 2002, to which the above-described real estate was conveyed to the trustee by Corleen A. Hayden and Merrill G. Hayden, pursuant to an instrument recorded the 16th day of September, 2002, in the office of the MADISON County Recorder in Book 2002 Page 2602 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real property by Trustee Warranty Deed to Marjorie Wetzel

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

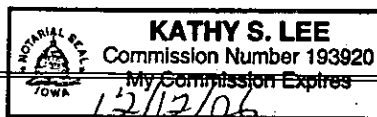
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

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.

Corleen A. Hayden
Corleen A. Hayden Affiant

Signed and sworn to (or affirmed) before me on October 16, 2005, by Corleen A. Hayden



Kathy S. Lee, Notary Public