

Document 2006 1645

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPALED	<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

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

Glenn V. Cline, 2817 John Wayne Drive, Winterset, IA 50273

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

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

**Grantors:**

Phoebe Jane Frederick Trust

**Grantees:**

Glenn V. Cline And Patricia R. Cline  
Patricia R. Cline

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

Parcel 14A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of the Recorder's Office of Madison County, Iowa.



State of California County of Riverside ss:

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

1. I am the trustee under the Trust dated April 5, 2000, to which the above-described real estate was conveyed to the trustee by Phoebe Jane Frederick, pursuant to an instrument recorded the 9th day of December, 2003, in the office of the Madison County Recorder in Book 2003, Page 7257 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell 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 deceased.

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

Ronald A. Frederick

Affiant

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, by Ronald A. Frederick

\_\_\_\_\_, Notary Public

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

State of California

County of Riverside } ss.

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1 \_\_\_\_\_ Signature of Document Signer No. 2 (if any) \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on this

18 day of April, 2006, by  
Date Month Year  
 (1) Ronald A Frederick,  
Name of Signer



- Personally known to me
- Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and  
 (2) \_\_\_\_\_,  
Name of Signer

- Personally known to me
- Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Christine L Hanna  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Individual Trustees Affidavit

Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER #1**  
 Top of thumb here

**RIGHT THUMBPRINT OF SIGNER #2**  
 Top of thumb here