

Document 2006 3614

Book 2006 Page 3614 Type 06 033 Pages 3

Date 9/05/2006 Time 1:37 PM

Rec Amt \$17.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

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

Donald & Wanda Lahn; 4 Milan Circle; Palm Desert, CA 92211

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

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

**Grantors:**

Donald C. Lahn  
Wanda M. Lahn

**Grantees:**

Melvin Dwain Van Buren, Trustee  
Louise Anna Van Buren, Trustee  
Timothy T. Morey  
Sheila R. Morey

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

The East Half of the Southwest Quarter (E½ SW¼) and the North Half of the Southeast Quarter (N½ SE¼) excepting the right of way of the Chicago, Burlington & Quincy Railroad Company through said land, AND the South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT 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) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 139 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa;

AND EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 140 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa.

State of California County of Riverside ss:

I, /We, Donald C. Lahn and Wanda M. Lahn, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated August 9, 1989, to which the above-described real estate was conveyed to the trustee by Donald C. Lahn and Wanda M. Lahn, pursuant to an instrument recorded the 9th day of August, 1989, 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 Melvin Dwain Van Buren, Trustee, Louise Anna Van Buren, Trustee, and Timothy T. Morey and Sheila R. Morey, or 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.

Donald C. Lahn  
Donald C. Lahn, Affiant

Wanda M. Lahn  
Wanda M. Lahn Affiant

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, by Donald C. Lahn and Wanda M. Lahn

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside } ss.

On 8.18.06 before me, Lorraine Islas, Notary Public  
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)  
 personally appeared Donald C Lahn and Wanda M. Lahn  
Name(s) of Signer(s)



personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lorraine Islas  
 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.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

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

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

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_