

Document 2006 3615

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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CO. PARED	<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)

Melvin D. Van Buren, Trustee; 7450 West 35th Ave.; Wheat Ridge, CO 80033

Return Document To: (Name and complete address)

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

Grantors:

Melvin Dwain Van Buren

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 COLORADO County of JEFFERSON ss:

I, Melvin Dwain Van Buren, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 18, 1995, to which the above-described real estate was conveyed to the trustee by Melvin D. Van Buren and Louise A. Van Buren, pursuant to an instrument recorded the 20th day of March, 1996, 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.

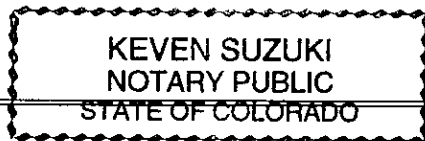
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Melvin Dwain Van Buren

Melvin Dwain Van Buren

Affiant

Signed and sworn to (or affirmed) before me on August 17, 2006, by Melvin Dwain Van Buren



Keven Suzuki, Notary Public