

Document 2006 3197

Book 2006 Page 3197 Type 06 033 Pages 2

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Rec Amt \$12.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Linda Jo Kirkland, 2346 St. Charles Road, Winterset, IA 50273

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

✓ G. Stephen Walters  
P.O. Box 230  
Winterset, IA 50273

**Grantors:**

Linda Jo Kirkland

**Grantees:**

Linda Jo Kirkland

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

Lot One (1) of West End Townhomes Addition, an Addition to the City of Winterset, Madison County, Iowa.

State of IOWA County of MADISON ss:

I, LINDA JO KIRKLAND, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 8, 1998, to which the above-described real estate was conveyed to the trustee by Joyce Gunvaldsen Hilden, pursuant to an instrument recorded the 1st day of April, 2005, in the office of the MADISON County Recorder in Book 2005 on Page 1409 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to CONVEY REAL ESTATE BY TRUSTEE WARRANTY DEED TO ROSETTA A. EMERY

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

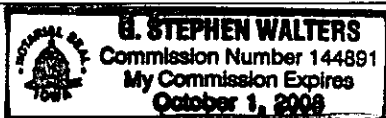
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantors of the trust ~~is/are~~ are deceased. There is no lien for Federal Estate Tax.

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

Linda Jo Kirkland  
LINDA JO KIRKLAND Affiant

Signed and sworn to (or affirmed) before me on August 3, 2006, by LINDA JO KIRKLAND



G. Stephen Walters  
G. Stephen Walters Notary Public