

Document 2006 3378

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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| 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)

Nathan S. Allen, 6400 Westown Parkway, West Des Moines, IA 50266, Phone: (515) 457-6222

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

N/A

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

Dustin Wearmouth, 228 Warren Ct., Osceola, Iowa 50213

**Grantors:**

W. A. Krause Revocable Trust

**Grantees:**

Dustin Wearmouth  
Pamela Wearmouth

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

Parcel "K", as shown on that certain Plat of Survey recorded in Book 2006, Page 2481, located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 2.96 acres, more particularly described as follows: commencing at the Southeast corner of the SW 1/4 of NE 1/4 Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 26 minutes 59 seconds West, 80.52 feet to a point on the North right-of-way line of an existing County Road; thence South 85 degrees 39 minutes 14 seconds West, 50.20 feet along said right-of-way line to the Point of Beginning; thence South 85 degrees 39 minutes 14 seconds West, 199.27 feet along said right-of-way line; thence North 00 degrees 26 minutes 59 seconds West, 684.71 feet to a point on the boundary line of the existing Parcel "H"; thence South 88 degrees 22 minutes 39 seconds East, 148.84 feet along said boundary line; thence South 00 degrees 28 minutes 33 seconds East, 100.00 feet along said boundary line; thence South 88 degrees 22 minutes 39 seconds East, 49.96 feet along said boundary line; thence South 00 degrees 27 minutes 33 seconds East, 563.98 feet along said boundary line to the Point of Beginning. Said Parcel contains 2.96 acres.

State of IOWA County of DALLAS ss:

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

1. I am the trustee under the Trust dated June 10, 1994, to which the above-described real estate was conveyed to the trustee by George S. Hutton and Bridget S. Hutton, pursuant to an instrument recorded the 26th day of April, 2004, in the office of the Madison County Recorder in Book 2004 at Pate 1839 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the property described herein

(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.

W. A. Krause Affiant

Signed and sworn to (or affirmed) before me on August 11, 2006, by W. A. Krause

**NATHAN ALLEN**  
Commission Number 729307  
My Commission Expires  
July 6, 2007

Nathan Allen  
Notary Public