

Document 2006 4280

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

Jay E. Howe, P.O. Box 86, Greenfield, IA 50849, Phone: (641) 743-6128

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

Ginger K. Capps, P.O. Box 182, Winterset, IA 50273

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

Ginger K. Capps, P.O. Box 182, Winterset, IA 50273

**Grantors:**

ROSE M. DEO, Trustee

**Grantees:**

Ginger K. Capps

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

Parcel "B" - Being a part of Block 10 and Block 15 including streets and alleys, in the Town of Webster, being a part of the Northeast 1/4 of Section 6, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, and being described as follows: Commencing at the Northwest corner of said Northeast 1/4; thence S 89°26'42" E a distance of 396.54'; thence S 00°27'35" W a distance of 862.65' to the Point of Beginning; thence N 00°27'35" E a distance of 500.25'; thence S 89°22'38" W a distance of 259.19'; thence S 00°27'35" W a distance of 508.29'; thence N 87°36'07" E a distance of 259.47'; to the point of beginning, having an area of 3.00 acres.

State of IOWA County of ADAIR ss:

I, ROSE M. DEO, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated January 4, 2006, to which the above-described real estate was conveyed to the trustee by ROSE M. DEO, pursuant to an instrument recorded the 10th day of January, 2006, in the office of the Madison County Recorder in Book 2006, Page 146 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the aforescribed real estate un to Ginger K. Capps

(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.

Rose M. Deo  
ROSE M. DEO Affiant

Signed and sworn to (or affirmed) before me on 1st day of September, 2006, by ROSE M. DEO



JAY E. HOWE  
COMMISSION # 010730  
MY COMMISSION EXPIRES  
3-24-08

[Signature]  
Notary Public