

Document 2007 804

Book 2007 Page 804 Type 06 033 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

✓ **Preparer Information:** (name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (name and complete address)

✓ **Return Document To:** (name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

THE IOWA STATE BAR ASSOCIATION
100 EAST 10TH STREET, SUITE 1000
DES MOINES, IOWA 50319
(515) 281-1234

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West One-third (1/3) of Lot Two (2) in Block Twenty-three (23) of the Original Town Plat of Winterset, Madison County, Iowa

STATE OF IOWA, COUNTY OF GREENE ss:

I, Patricia Ann Richards, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am one the trustees under the Trust dated February 3, 1994, by John E. Gorman and Ruth J. Gorman, Husband and Wife, pursuant to an instrument recorded February 3, 1994, in the Office of the Madison County Recorder in Book 59, Page 82.

2. We are presently the existing trustees under the Trust and we are authorized to convey said real estate.

3. The Trust is in existence and we, as trustees, are authorized to transfer the real estate as described in above free and clear of any adverse claims.

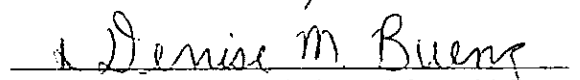
4. The grantors of said Trust are deceased.

5. At the time of the creation of said Trust the Trust was Revocable.

6. One of the grantors of said Trust, John E. Gorman, died on February 12, 1994. The other grantor of said Trust, Ruth J. Gorman, died on February 7, 2005. At the time of the death of Ruth J. Gorman the entire unpaid principal balance and all incurred interest had been paid in full by Ted C. Gorman, Buyer, pursuant to the terms and conditions of a Real Estate Contract for the sale of the above described real estate dated November 9, 1989, and filed November 22, 1989, in Town Lot Deed Record 55, Page 450 of the Recorder's Office of Madison County, Iowa.


Patricia Ann Richards, Affiant

Signed and sworn to (or affirmed) before me on this 2nd day of February, 2007.


Notary Public in and for said State

