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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Jeffrey T. Johnston and April D. Johnston, 1344 210th Street, Winterset, IA 50273

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

Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Blanche Welch Living Trust

Grantees:

Jeffrey T. Johnston
April D. Johnston

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence North 89°49'42" West 204.48 feet along the North line of the Northwest Quarter of said Section 34 to the Point of Beginning: thence South 00°06'36" West 457.77 feet; thence North 89°49'42" West 308.84 feet; thence North 00°06' East 457.77 feet to a point on the North line of said Northwest Quarter; thence South 89°49'42" East 308.84 feet to the Point of Beginning containing 3.246 Acres including 0.234 of County Road right-of-way,

State of IOWA County of MADISON ss:

I, Blanche Welch, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated August 2, 1995, to which the above-described real estate was conveyed to the trustee by Blanche Welch, a/k/a Blanche H. Welch, a/k/a Rena Blanche Welch pursuant to an instrument recorded the 18th day of September, 1995, in the office of the Madison County Recorder in Book 134, Page 592 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real property by Trustee Warranty Deed to Jeffrey T. Johnston and April D. Johnston

(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.

Blanche Welch
Blanche Welch Affiant

Signed and sworn to (or affirmed) before me on September 20, 2007, by Blanche Welch



Justine J. Halverson
Notary Public