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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)

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with an easement for purposes of ingress and egress to and from said real estate over and across the following described real estate: The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to an easement for ingress and egress to Dixie Jill Cameron.

STATE OF IOWA, COUNTY OF MADISON, ss:

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

1. I am the trustee under the Trust dated June 9, 1992, to which the above-described real estate was conveyed to the trustee by Carol Ann Cobbs, Trustee of the Trust created by C.O. Beverlin and Irene Beverlin under the Trust Agreement dated June 8, 1992, pursuant to an instrument recorded the 17th day of June, 1992, in the office of the Madison County Recorder in Book 130, Page 104.
2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate 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 deceased.

Carol Ann Cobbs
Carol Ann Cobbs, Affiant

Signed and sworn to (or affirmed) before me on Nov 20, 2007, by Carol Ann Cobbs.

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public

