

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 113

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

FILED NO. **886**

BOOK **45** PAGE **264**

98 AUG 20 PM 3: 13

REC \$ **5<sup>00</sup>**  
ADD \$ **1<sup>60</sup>**  
REF \$ **1<sup>60</sup>**

COMPUTER   
RECORDED   
COMPALED

MICHELLE UTSLEY  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

RE:

All that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North 90 degrees 00'00" East, a distance of 1111.66 feet to the Point of Beginning, thence North 90 degrees 00'00" West, a distance of 200.00 feet, thence North 00 degrees 00'00" East, a distance of 200.00 feet to the existing fence line, thence South 90 degrees 00'00" East, a distance of 200.00 feet to the East Line of said Section 16, thence South 00 degrees 00'00" West, a distance of 200.00 feet to the Point of Beginning, containing 0.92 acres including 0.15 acres of road Right of Way.

State of Iowa County of Madison ss:

I, Helen E. Evans, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated June 3, 1981, to which the above-described real estate was conveyed to the trustee by Helen E. Evans pursuant to an instrument recorded the 8th day of August, 1991, in the office of the Madison County Recorder in book 129, page 111 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell and convey the above described real estate to Zion Farms, Inc.

(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.

Helen E. Evans  
Helen E. Evans Affiant

Sworn to (or affirmed) and subscribed before me by Helen E. Evans on this 28<sup>th</sup> day of July, 1998.



William R. Hine line  
William R. Hine line  
Keokuk County Notary Public in and for said State  
My commission expires 2-21-2000