

INDEXED ✓
RECORDED ✓
FORWARDED ✓

FILED NO. 2596

BOOK 44 PAGE 9

97 MAR 28 PM 4: 03

REC \$5.00

AUG \$

R.M.F. \$1.00

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The Southwest Quarter (SW1/4), and the West Half (W1/2) of the Northwest Quarter (NW1/4) except the West 12 1/2 rods of the North 16 rods thereof, all in Section Twenty-two (22); Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section Twenty-three (23); Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-four (24); all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

State of Iowa County of Madison SS:

I, Irene C. Wicks, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated September 18, 19 79, to which the above-described real estate was conveyed to the trustee by warranty deed pursuant to an instrument recorded the 6th day of December, 19 79, in the office of the Madison County Recorder in book 109, page 487 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

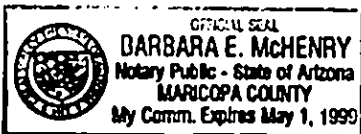
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. ~~The grantor of the trust is alive.~~ One of grantors of the trust W. R. Wicks, also known as W. Russell Wicks, is deceased.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Irene C. Wicks
Irene C. Wicks Affiant

Sworn to (or affirmed) and subscribed before me by Irene C. Wicks on this 18th day of March, 19 97.



Barbara E. McHenry
Notary Public in and for said State