

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 113

ISBA# 90003

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

RECORDED  
INDEXED  
REC \$ 10.00  
AUD \$  
R.M.F. \$ 1.00

FILED NO. 1594  
BOOK 44 PAGE 360  
97 OCT 21 PM 12:26  
MICHELLE CHASE  
RECORDER  
MADISON COUNTY, IOWA  
462-3731

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

SPACE ABOVE THIS LINE  
FOR RECORDER

RE: SEE DESCRIPTION ATTACHED HERETO.

State of Iowa County of Madison ss:

We, Larry Watts and Nancy Corkrean, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are trustees ~~trustees~~ under the Trust dated January 31, 19 84, to which the above-described real estate was conveyed to the trustee by Harry B. Watts and Larry D. Watts, Executors of the Estate of Helen M. Watts, deceased, pursuant to an instrument recorded the 3rd day of August, 19 88, in the office of the Madison County Recorder in book 124, page 563 (insert recording data).

2. We are trustees ~~trustees~~ the presently existing trustees ~~trustees~~ under the Trust and we are ~~we are~~ authorized to sell 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 we ~~we~~ trustees are ~~trustees are~~ authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

~~4. The grantor, H. M. Watts, also known as Helen M. Watts, is deceased.~~

4. The grantor, H. M. Watts, also known as Helen M. Watts, is deceased.

5. The trust is irrevocable and ~~irrevocable and~~ the beneficiaries of the trust are ~~are~~ Larry Watts and Nancy Corkrean are not deceased.

Nancy Corkrean, Affiant

Larry Watts, Affiant

Sworn to (or affirmed) and subscribed before me by Nancy Corkrean and Larry Watts on this 24th day of October, 19 97.

Caril Kerna  
Notary Public in and for Iowa State

A tract described as commencing at the center of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the South line of the Northwest Quarter (1/4) of said Section Eighteen (18), South 90 degrees 00 minutes 00 seconds West 903.21 feet to the point of beginning, thence continuing along said South line South 90 degrees 00 minutes 00 seconds West 426.42 feet, thence North 00 degrees 57 minutes 03 seconds West 505.85 feet, thence North 90 degrees 00 minutes 00 seconds East 434.81 feet, thence South 00 degrees 00 minutes 00 seconds 505.79 feet to the Point of Beginning, said parcel of land containing 5.000 acres, including 0.437 acres of county road right-of-way.

