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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)

Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

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

Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

Grantors:

Kathleen A. Mitchell Trustee of the Kathleen A. Mitchell

Grantees:

Ryan Burger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Parcel "A" of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of the Recorder's Office of Madison County, Iowa

State of Iowa County of Polk ss:

I, Kathleen A. Mitchell, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated January 2, 2004, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 14th day of March, 2007, in the office of the Madison County Recorder in Book 2007, Page 1022 (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.

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

X Kathleen A. Mitchell
Kathleen A. Mitchell Affiant

Signed and sworn to (or affirmed) before me on March 12, 2009 by Kathleen A. Mitchell

Judith A. Kai
Notary Public

