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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

1/4 3P

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Return Document To: (name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Sylvia L. Van Werden, trustee

Grantees:

Richard W. Henry and Betty L. Henry

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number
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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: William L. Van Werden and Sylvia L. Van Werden Trust

See Attached Exhibit "A"

STATE OF NEBRASKA, COUNTY OF LANCASTER, ss:

I, Sylvia L. Van Werden, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated January 30, 2006, to which the above-described real estate was conveyed to the trustee by William L. Van Werden and Sylvia L. Van Werden, husband and wife, pursuant to an instrument recorded the 8 day of Sept, 2010, in the office of the Madison County Recorder in Winterset, Madison County, Iowa.

2. I am the presently existing trustee under the Trust and I am authorized to convey real estate without any limitation or qualification whatsoever.

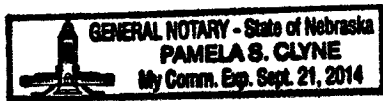
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust, William L. Van Werden is deceased, his estate was not large enough to generate a federal estate tax, nor any other taxes. Grantor, Sylvia L. Van Werden is alive.

5. The trust is revocable.

Sylvia L. Van Werden TTEE
Sylvia L. Van Werden, Affiant

Signed and sworn to (or affirmed) before me on Sept 8, 2010, by Sylvia L. Van Werden, single and Trustee.



Pamela S. Clyne
9-8-2010, Notary Public

EXHIBIT "A"

Legal Description:

Parcel "C" in the Northeast Quarter of the Northeast Quarter of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P. M., Madison County, Iowa thence South 01°01'41" West 203.96 feet along in the East line of the Northeast Quarter of said Section 17 to the Point of Beginning; thence continuing South 01°01'41" West 312.65 feet along said East line; thence North 89°46'19" West 330.09 feet; thence North 01°32'02" West 16.55 feet; thence South 87°30'18" West 83.76 feet; thence North 09°29'06" West 317.60 feet; thence South 88°11'42" West 472.39 feet to the Point of Beginning containing 3.21 acres including 0.24 acres of County Road right-of-way.

Easement Legal Description:

Grantors, their heirs and assigns, reserve a 12 ½ foot wide ingress/egress easement which is on Parcel "C" the South line of the retained easement is described hereinafter. Grantors grant to Grantees a 12 ½ foot wide ingress/egress easement of which 12.50 feet is on the adjacent property to the South of Parcel "C". The granting of said easement and retention of said easement covers land that is contiguous and rectangular in shape. The centerline of the easement is described as follows:

A 25.00 foot wide ingress/egress easement of which 12.50 feet is on Parcel "C" and 12.50 feet is from the adjacent property to the South. The centerline of the easement is described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P.M.; thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Southeast Corner of Parcel "C" which is the Easement Point of Beginning; thence North 89°46'19" West 250.09 feet along the South line of Parcel "C" to the end of the easement.

There shall be no buildings, plants, structures or obstruction placed on said easement which would impede travel over said easement. Granting of said easement to Grantee shall run with Grantees' land, reservation by Grantors' of the easement shall run with Grantors' land.

FENCE AGREEMENT

Grantors have, or shall fence the non-county road right-of-way perimeter and the non-ingress/egress easement on the South, West and North of said property. Thereafter said fence shall be owned by and maintained by Grantees, their heirs and assigns. .

