



Document 2011 622

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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

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)

Lynne Grossman, 31166 Vintage Point, Wuakee, IA 50263

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Raymond John Agan Living Trust
Living Trust

Grantees:

Lynne Grossman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The East Half (1/2) of the Northwest Quarter (1/4), EXCEPT the North 40 rods of the West 20 rods thereof, in Section Twenty-seven (27), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

State of Texas County of Walker ss:

I, Raymond John Agan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated February 12, 2003, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 11th day of June, 2003, in the office of the Madison County Recorder in Book 2003, Page 3506 (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.

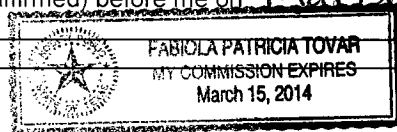
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~xxx~~ not alive.

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

Raymond John Agan
Raymond John Agan Affiant

Signed and sworn to (or affirmed) before me on March 1, 2011, by Raymond John Agan



Fabiola Tovar
Fabiola Tovar, Notary Public