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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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## Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 113

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

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

Mark L. Smith  
POB 230  
Winterset, IA 50273

**Grantors:**

See Page 2

**Grantees:**

See Page 2

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# INDIVIDUAL TRUSTEE'S AFFIDAVIT



**RE:**

Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset, Madison County, Iowa

State of IOWA County of MADISON ss:

I, Thomas Virgin, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated December 26, 2003, to which the above-described real estate was conveyed to the trustee by Thomas E. Virgin and Nancy C. Virgin, pursuant to an instrument recorded the 15th day of January, 2004, in the office of the MADISON County Recorder in Book 2004, Page 220 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to Warranty Deed

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

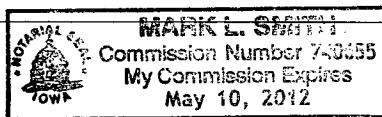
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

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

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

x Thomas E. Virgin  
Thomas Virgin Affiant

Signed and sworn to (or affirmed) before me on 5/4/11, by Thomas Virgin



Mark L. Smith, Notary Public