



Document 2011 1476

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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)

Claire B. Patin  
106 East Salem, P. O. Box 215  
Indianola, IA 50125 Phone: (515) 961-2574

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

Adam G. O'Neal and Jennifer E. O'Neal  
1809 South 4th Avenue  
Winterset, IA 50273

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

✓ Claire B. Patin  
106 East Salem, P. O. box 215  
Indianola, IA 50125

**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:**

The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12) AND the West 20 feet of the South 71 rods of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), ALL in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

State of California County of Los Angeles ss:

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

1. I am the trustee under the Trust dated May 6, 1998, to which the above-described real estate was conveyed to the trustee by Patricia W. Barry a/k/a Patricia Barry, pursuant to an instrument recorded the 30th day of April, 2008, in the office of the Madison County Recorder in Book 2008, Page 1371 (insert recording data).

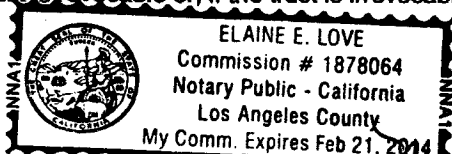
2. I am the presently existing trustee under the Trust and I am authorized to convey the property to Adam G. O'Neal and Jennifer E. O'Neal.

(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.



Patricia Barry  
Patricia Barry Affiant

Signed and sworn to (or affirmed) before me on May 31, 2011, by Patricia Barry, TRUSTEE

Elaine E. Love  
Notary Public