



Document 2011 2890

Book 2011 Page 2890 Type 06 033 Pages 2  
Date 10/31/2011 Time 10:52 AM  
Rec Amt \$12.00

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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)

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

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

Nick Roberts and Alexis Johnson, 924 East Lane, Winterset, IA 50273

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

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

**Grantors:**

Martin G. Newton, Trustee of the  
Thomas M. Newton and Mary  
Newton Revocable Trust U/A  
Dated March 19, 2004

**Grantees:**

N/A

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

The North Half (N 1/2) of Lots Twenty-seven (27) and Twenty-eight (28) in Block Four (4) of Danforth's Second Addition to the Original Town of Winterset, Madison County, Iowa.

State of IOWA County of MADISON ss:

I, Martin G. Newton, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated March 19, 2004, to which the above-described real estate was conveyed to the trustee by Thomas M. Newton and Mary Newton, pursuant to an instrument recorded the 28th day of August, 2008, in the office of the MADISON County Recorder in Book 2008, Page 2635 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to Convey 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 ~~is not~~ alive.

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

Martin G. Newton  
Martin G. Newton Affiant

Signed and sworn to (or affirmed) before me on October 26, 2011, by Martin G. Newton

Vicki J. Roberts, Notary Public

