



Document 2011 3089

Book 2011 Page 3089 Type 06 033 Pages 2

Date 11/17/2011 Time 8:05 AM

Rec Amt \$12.00

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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)

Bluebird Trust, c/o Catherine M. Camp, PO BOX 1652, Nederland, CO 80466

Return Document To: (Name and complete address)

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

Grantors:

Patricia A. Montross Trust

Grantees:

Bluebird Trust

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 Lot Two (2) and the East Half (1/2) of Lot Three (3) in Block Three (3) of West Addition to the City of Winterset, Madison County, Iowa.

State of Iowa County of Madison ss:

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

1. I am the trustee under the Trust dated September 13, 2004, to which the above-described real estate was conveyed to the trustee by Court Officer Deed, pursuant to an instrument recorded the 28th day of May, 2009, in the office of the Madison County Recorder in Book 2009, Page 1654 (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.

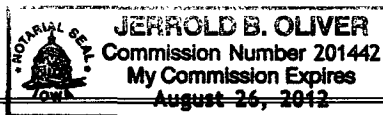
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

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

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

Patricia A. Montross
Patricia A. Montross Affiant

Signed and sworn to (or affirmed) before me on Nov 15, 2011 by Patricia A. Montross



Jerrold B. Oliver
Notary Public