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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)

Jeffrey N. Bump, Bump & Bump Law Firm  
P. O. Box 127, Panora, Iowa 50216  
641-755-2131

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

Kent Kiburz  
2303 W. Summit Street  
Winterset, Iowa 50273

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

Bump Law Firm  
P.O. Box 127  
Panora, Iowa 50216

**Grantors:**

Ronald McDowell, Trustee of the  
James D. Jamison Irrevocable Trust  
Dated April 25, 2007

**Grantees:**

Kent Kiburz

**Legal description:** See Page 2

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

**INDIVIDUAL TRUSTEE'S AFFIDAVIT****RE:**

The East Quarter of the Northeast Quarter (E1/4 NE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; and

All that part of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and all that part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17) lying East of the Center line of the channel of Grand River; and the West Sixty (60) Acres of the South Half (S1/2) of the Southwest Quarter (SW1/4), and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), and the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Sixteen (16); all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

State of IOWA County of LUTHER ss:

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

1. I am the trustee under the Trust dated April 25, 2007, to which the above-described real estate was conveyed to the trustee by Daniel R. Brownlee and Megan L. Brownlee, pursuant to an instrument recorded the 19th day of August, 2011, in the office of the Madison County Recorder in Book 2011, Page 2219 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described 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.

James R. Jamison Irrevocable Trust  
Ronald McDowell - Trustee  
Ronald McDowell Affiant

Signed and sworn to (or affirmed) before me on April 4, 2012, by Ronald McDowell



JEFFREY N. BUMP  
COMMISSION NO. 159601  
MY COMMISSION EXPIRES  
2-21-2015

[Signature]  
Notary Public