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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

1
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Preparer Information: (name, address and phone number)

James E. McCarthy
Parker Simons McNeill PLC
5400 University Ave
West Des Moines IA 50266
Phone 515-226-6123

Taxpayer Information: (name and complete address)

Kelly R. and Amanda L. Flinn
3332 105th Street
Cumming IA 50061

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

James E. McCarthy
Parker Simons McNeill PLC
5400 University Ave
West Des Moines IA 50266

Grantor:

Quentin O. Pyle Trust

Grantees:

Kelly R. and Amanda L. Flinn, husband and wife

Legal Description: See page 2

Document or instrument number of previously recorded documents: Book 141, Page 105

Preparer Info: James E. McCarthy, 5400 University Ave, West Des Moines IA 50266 Phone # 515-226-6123

TRUSTEE AFFIDAVIT AND CERTIFICATION

STATE OF IOWA, COUNTY OF POLK ss:

The undersigned Jack L. Harris, Sr. as successor Trustee of the QUENTIN O. PYLE REVOCABLE TRUST dated June 30, 1997, being first duly sworn under oath, states of personal knowledge that:

1. Quentin O. Pyle, the Grantor and initial Trustee of the above-entitled Trust died on June 12, 2012. The property described below was conveyed to the Trustee of the Quentin O. Pyle Revocable Trust pursuant to a Quit Claim Deed recorded February 3, 1999, in the office of the Madison County, Iowa Recorder as Instrument No. 3158, Book 141, Page 105.

The Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record, if any.



2. I am presently the named and existing Trustee under the Quentin O. Pyle Revocable Trust and I have legal authority to act on behalf of said Trust and am authorized to transfer the above referenced property to the Grantees without any limitation or qualification whatsoever. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

3. No person paying money or delivering property to any Trustee hereunder shall be required to see to its application. This Affidavit and Certification declaring that the Trustee is acting in compliance with the Trust instrument shall fully protect all persons dealing with the Trustee. The Trustee continues to act pursuant to his authority granted by the terms of the Trust and he is empowered to convey assets owned by the Trust and Trustee shall have full power and authority to manage and conduct all Trust affairs, with full power and authority to exercise or perform any act, power, duty, right or obligation on behalf of the Trust. Any person dealing with the Trustee may rely on this Affidavit and Certification as a full statement of the provisions of the Trust agreement, which are pertinent to the particular transaction.

4. The Revocable Trust became Irrevocable at the death of the Grantor. None of the beneficiaries of the Trust are deceased.

5. No other provisions of said Trust Agreements vary, modify, or limit the provisions set forth herein. The Trust has not been revoked, modified, or amended in any manner to make the statements in this affidavit and certification incorrect or incomplete.

Dated this 31 day of August, 2012.

The Quentin O. Pyle Family Trust dated June 30, 1997

Jack L. Harris, Sr., as Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF POLK ss: This instrument was signed and sworn to before me by Jack L. Harris, Sr., as Trustee of the above-entitled Trust on the 31 day of August, 2012.

Notary Public, State of Iowa

