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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)

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

Taxpayer Information: (Name and complete address)

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

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

Grantors:

Katherine E. Monaghan

Grantees:

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The North 37 acres of the South Half (1/2) of the Southeast Quarter (1/4), and the South Half (1/2) of the North Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5t P.M., Madison County, Iowa; EXCEPT a tract of land described as follows: Commencing at the Northeast corner of said South Half (1/2) of the North Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-five (35), and running thence South along the East line of said section, 775 feet, thence West 595.06 feet, thence North 775 feet, thence East 595.06 feet to the place of beginning; AND EXCEPT 6.1 acres, more or less, conveyed to State of Iowa for Highway Purposes in Warranty Deed recorded on October 22, 1974, in Deed Record 104, Page 338

State of Illinois County of Cook ss:

I, Katherine E. Monaghan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated October 22, 1998, to which the above-described real estate was conveyed to the trustee by _____, pursuant to an instrument recorded the 23rd day of December, 1998, in the office of the Madison County Recorder in Book 139, Page 881 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

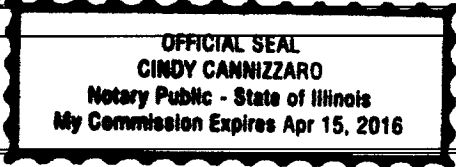
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~xxxx~~ alive.

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

Katherine E. Monaghan
Katherine E. Monaghan Affiant

Signed and sworn to (or affirmed) before me on May 21, 2013, by Katherine E. Monaghan



Cindy Cannizzaro
Cindy Cannizzaro, Notary Public
Cook County, Ill.