



Document 2013 1814

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Date 6/18/2013 Time 1:29 PM

Rec Amt \$17.00

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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)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)  
342-2157

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

Melvin D. Van Buren; 7450 W. 35th Ave.; Wheat Ridge, CO 80033

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

**VE** Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)  
342-2157

**Grantors:**

Melvin Dwain Van Buren

**Grantees:**

Timothy T. Morey  
Sheila R Morey

**Legal description:** See Page 2

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



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**

The legal description of the real estate conveyed is set out in Exhibit "A" which is attached hereto and made a part hereof by this reference.

State of COLORADO County of LARIMER ss:

I, Melvin Dwain Van Buren, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 18, 1995, to which the above-described real estate was conveyed to the trustee by Melvin Dwain Van Buren, pursuant to an instrument recorded the 20th day of March, 1996, in the office of the MADISON County Recorder in Book 136 at Page 104 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell and convey the Trust's interest in this real estate to Timothy T. Morey and Sheila R. Morey

(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.

Melvin Dwain Van Buren  
Melvin Dwain Van Buren Affiant

Signed and sworn to (or affirmed) before me on 14th June 2013, by J Melvin Dwain Van Buren

Wong Chung, Notary Public

**CHOI FUNG WONG**  
NOTARY PUBLIC  
STATE OF COLORADO

**EXHIBIT "A"**

**AN UNDIVIDED ONE-QUARTER (1/4) INTEREST IN AND TO:**

The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) and the North Half of the Southeast Quarter (N $\frac{1}{2}$  SE $\frac{1}{4}$ ), AND the South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) and in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 139 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa;

AND EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 140 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa.