



Document 2013 2843

Book 2013 Page 2843 Type 06 033 Pages 2  
Date 9/23/2013 Time 1:26 PM  
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**INDIVIDUAL TRUSTEE'S AFFIDAVIT**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #113  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)  
Charles W. Hendricks, 1701 48th St., Suite 290, West Des Moines, IA 50266, Phone:  
(515) 440-1782

**Taxpayer Information:** (Name and complete address)  
Cynthia Spiker, 7090 Hickory Lane, Urbandale, IA 50322

**Return Document To:** (Name and complete address)  
Cynthia Spiker, 7090 Hickory Lane, Urbandale, IA 50322

**Grantors:**  
Brian Hart Living Trust

**Grantees:**  
Cynthia M. Spiker

**Legal description:** See Page 2

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



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "H" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.237 acres, as shown in Plat of Survey filed in Book 2003, Page 5557 on September 17, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "K" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 2.96 acres, as shown in Plat of Survey filed in Book 2006, Page 2481 on June 16, 2006, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF Polk, ss:

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

1. I am the trustee under the Trust dated 10/31/1996, to which the above-described real estate was conveyed to the trustee by Dustin C. Wearmouth and Pamela Sue Wearmouth, pursuant to an instrument recorded the 17th day of September, 2008, in the office of the Madison County Recorder in Book 2008 Page 2818  
\_\_\_\_\_ (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to Sell the Property  
\_\_\_\_\_ 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.

[Signature]  
Brian Hart, Affiant

Signed and sworn to (or affirmed) before me this 19<sup>th</sup> day of Sept, 2013  
by Brian Hart

[Signature]  
Signature of Notary Public

NOTARIAL SEAL  
MATTHEW C. ADAMS  
Commission Number 761055  
My Commission Expires  
December 3, 2015

