



Document 2014 1584

Book 2014 Page 1584 Type 06 033 Pages 2  
Date 7/02/2014 Time 1:15 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 No. 113

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

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

Mark and Helene Modlich  
861 Glade Run Road  
West Jefferson, Ohio 43162

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Glenna J. Finney Revocable Trust

**Grantees:**

Mark Modlich  
Helene Modlich

**Legal description:** See Page 2

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



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Parcel "D" located in the Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2014, Page 774 on April 4, 2014, in the Office of the Recorder of Madison County, Iowa.

MCA

State of IOWA County of MADISON ss:

I, Glenna J. Finney, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated August 20, 2007, to which the above-described real estate was conveyed to the trustee by Glenna J. Finney and Thomas L. Smith, pursuant to an instrument recorded ~~the xxxxxxxx day of xxx~~ August 24, 2007 and May 6, 2010, in the office of the Madison County Recorder in Bk 2007, Pg 3284 & Bk 2010, Pg 1023 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Mark Modlich and Helene Modlich

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

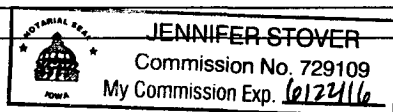
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~xxx~~ not alive.

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

Glenna J. Finney  
Glenna J. Finney Affiant

Signed and sworn to (or affirmed) before me on July, 2014, by Glenna J. Finney



[Signature], Notary Public