



Document 2015 684

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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)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Wayne E. Newkirk, 1245 S. Willow Circle, West Des Moines, IA 50266

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

Wayne E. Newkirk, 1245 S. Willow Circle, West Des Moines, IA 50266

Grantors:
See Page 2

Grantees:
See Page 2

Legal description: See Page 2

Document or instrument number of previously recorded documents:



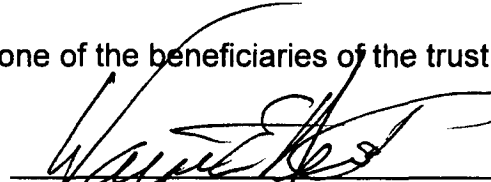
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached Exhibit "A".

STATE OF IOWA, COUNTY OF _____, ss:

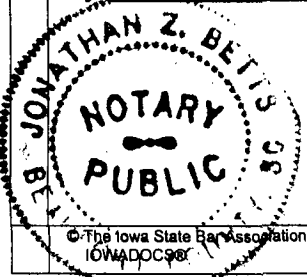
I, Wayne E. Newkirk, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Wayne and Mary Beth Newkirk Revocable Trust dated December 20, 2013, to which the above-described real estate was conveyed to the trustee by Wayne E. Newkirk Revocable Trust dated August 22, 2002, pursuant to an instrument recorded the _____ day of _____, _____, in the office of the Madison County Recorder in _____ (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey real estate _____ 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.

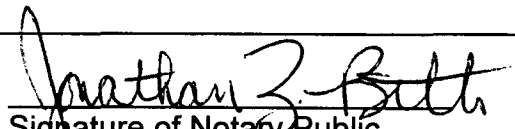


 Wayne E. Newkirk, Affiant

Signed and sworn to (or affirmed) before me this 11 day of March, 2015, by Wayne E. Newkirk



Jonathan Z. Betts
Notary Public, Beaufort County, SC
Commission Expires: Sept. 4, 2024



 Signature of Notary Public

Exhibit "A"

Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 51.62 acres, as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21) lying South of the North Bank of Cedar Creek and except all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21) lying South and West of the North and East Bank of Cedar Creek, that lies therein; **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), **EXCEPT** all that part thereof that lies within Parcels "A", "B" and "C" as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** all that part thereof that lies within Lot One (1) of Wyndmere Estates Plat 1, as shown in Plat of Survey recorded in Book 2006, Page 241 on January 17, 2006, in the Office of the Recorder of Madison County, Iowa;