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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)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515)  
758-2267

$\frac{1}{4}$

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

Noah B. Hunter and Sandra A. Hunter, 105 E. First St., Earlham IA 50072

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

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

**Grantors:**

Sharon K. Capps, Trustee

**Grantees:**

Noah B. Hunter  
Sandra A. Hunter

**Legal description:** See Page 2

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



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Four (4) in Block Six (6) of Academy Addition to the Town of Earlham in Madison County, Iowa.



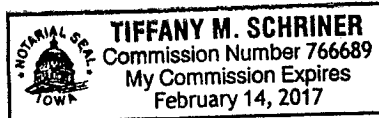
STATE OF IOWA, COUNTY OF Madison, ss:

I, Sharon K. Capps, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Reynolds Family Revocable Trust dated December 22, 1998, to which the above-described real estate was conveyed to the trustee by Robert V. Reynolds and Betty Reynolds a/k/a Betty J. Reynolds, pursuant to an instrument recorded on February 8, 1999, in the office of the Madison County Recorder in Book 62, Page 897.
2. I am the presently existing trustee under the Trust and I am authorized to transfer by trustee warranty deed 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 not alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Sharon K. Capps, Trustee  
Sharon K. Capps, Affiant

Signed and sworn to (or affirmed) before me this 11<sup>th</sup> day of August, 2015,  
by Sharon K. Capps



TMSchriener  
Signature of Notary Public