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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)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Thomas E. and Nancy C. Virgin, 1221 West Court, Winterset, IA 50273

Return Document To: (Name and complete address)

✓ Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Thomas E. Virgin, Trustee
Nancy Virgin, Trustee

Grantees:

Thomas E. Virgin
Nancy Virgin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

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

1. I am the trustee under the THOMAS AND NANCY VIRGIN LIVING TRUST Trust dated December 26, 2003, to which the above-described real estate was conveyed to the trustee by Thomas E. Virgin and Nancy C. Virgin, pursuant to an instrument recorded the 15th day of January, 2004, in the office of the MADISON County Recorder in Book 2004, Page 220 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to to convey fee simple title to said property along with my co-trustee 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.

Thomas E. Virgin
Thomas E. Virgin, Affiant

Signed and sworn to (or affirmed) before me this 14th day of September, 2015, by Thomas E. Virgin.

Mark L. Smith
Signature of Notary Public

