



Document 2016 1938

Book 2016 Page 1938 Type 06 033 Pages 2

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266,
Phone: (515) 283-1801 (3417BR)

$\frac{2}{4}$

Taxpayer Information: (name and complete address)

Winterset Community School District, P.O. Box 30, Winterset, IA 50273

$\frac{1}{1}$

Return Document To: (name and complete address)

Winterset Community School District, P.O. Box 30, Winterset, IA 50273

Grantors:

Michael P. Neal

Grantees:

Winterset Community School District

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West 165 feet of the South One-fourth (S 1/4) of Out Lot Eight (8) of South Addition of Out Lots to the City of Winterset, Madison County, Iowa

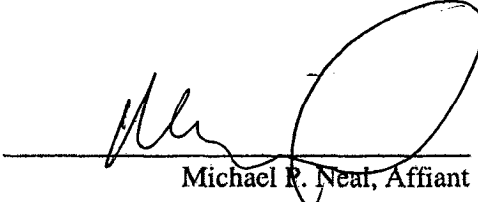


STATE OF California, COUNTY OF Los Angeles ss:

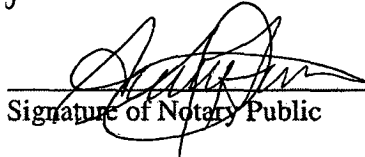
I, Michael P. Neal, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am one of the trustees under The Neal Family Living Trust dated September 29, 2015, to which the above-described real estate was conveyed to the trustee by Michael P. Neal and Anita L. Neal, pursuant to an instrument recorded October 13, 2015, in the office of the Madison County Recorder in Book 2015 Page 3002.
2. I am one of the presently existing trustees under the Trust and I am authorized to convey interest in real estate to Winterset Community School District without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as one of the trustees, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated on July 6, 2016.


Michael P. Neal, Affiant

Signed and sworn to (or affirmed) before me on July 6, 2016, by Michael P. Neal.


Signature of Notary Public

