



Document 2016 2463

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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)

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

Taxpayer Information: (Name and complete address)

John and Karen Keller, 1675 Ironwood Trail, Earlham, IA 50072

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

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

Grantors:

Trustees of the Michael and Beverly
Berdofe Revocable Trust

Grantees:

John Keller
Karen Keller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 1754 on May 4, 2006, in the Office of the Recorder, Madison County, Iowa.

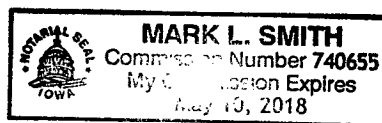
STATE OF IOWA, COUNTY OF MADISON, ss:

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

- 1. I am the trustee under the Michael and Beverly Berdofe Revocable Trust Trust dated July 10, 2013, to which the above-described real estate was conveyed to the trustee by Michael K. Berdofe and Beverly Y. Berdofe pursuant to an instrument recorded on July 12, 2013, in the office of the MADISON County Recorder in Book 2013, Page 2067 (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. Form 706, United States Estate Tax return, * required to be filed as a result of the death of the Grantor.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Michael Berdofe, Affiant

Signed and sworn to (or affirmed) before me on 8/25/2016, by Michael Berdofe



Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.