

BK: 2017 PG: 169
Recorded: 1/17/2017 at 10:00:19.0 AM
Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, Phone: (515) 727-0986

Taxpayer Information: (name and complete address)

Phyllis L Woodley, 1016 N 3rd Avenue, Winterset, IA 50273

Return Document To: (name and complete address)

Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266

Grantors:

Carrie Woodley, Trustee of the Phyllis L Woodley Irrevocable Trust dated June 24, 2016

Grantees:

Phyllis L Woodley, a single person

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

TRUSTEE'S AFFIDAVIT

RE: See 1 In Addendum for legal description.

STATE OF ^{Minnesota}~~IOWA~~, COUNTY OF Wright, ss:

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

1. I am the trustee under the Phyllis L Woodley Irrevocable Trust dated June 24, 2016, to which the above-described real estate was conveyed to the trustee by Phyllis L Woodley, a married person, pursuant to an instrument recorded June 27, 2016, in the office of the Madison County Recorder in Book 2016, Page 1818.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above-described property to Phyllis L Woodley, a single person, 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated on January 14, 2017.

Carrie Woodley, Affiant
Carrie Woodley, Affiant

Signed and sworn to (or affirmed) before me on January 14, 2017, by Carrie Woodley.

Linda J. Marquette
Signature of Notary Public



Addendum

- 1. Lot "G", a portion of Lot Nine (9) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996, on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005, and filed on July 14, 2005, in Book 2005, Page 3277 in the Office of the Recorder of Madison County, Iowa.**

This deed is exempt according to Iowa Code 428A.2(21).