



Document 2017 456

Book 2017 Page 456 Type 06 033 Pages 2

Date 2/09/2017 Time 8:23:37AM

Rec Amt \$12.00

INDX
ANNO
SCAN

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)

Marianne Fons, 216 West Jefferson, Winterset, IA 50273

Return Document To: (Name and complete address)

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

Grantors:

Marianne Fons Revocable Trust

Grantees:

The Winterset IOWA Theater

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North One-Half (N 1/2) of the South Two-Thirds (S 2/3) of Lot Three (3) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa, except the East 12 feet in width thereof for alley purposes.

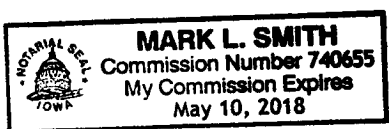
STATE OF IOWA, COUNTY OF MADISON, ss:

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

- 1. I am the trustee under the Marianne Fons Revocable Trust Trust dated 7/21/2006, to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded on July 31, 2015, in the office of the MADISON County Recorder in Book 2015, Page 2158 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to Convey the 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.

Marianne Fons, Affiant

Signed and sworn to (or affirmed) before me on 2/8/17, by Marianne Fons



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.