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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)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

1/3

Taxpayer Information: (Name and complete address)

Blue Willow Properties, LLC, PO Box 36, Cumming, IA 50061

Return Document To: (Name and complete address)

Blue Willow Properties, LLC, PO Box 36, Cumming, IA 50061

Grantors:

Bluebird Trust

Grantees:

Blue Willow Properties, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Five (5) of Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, EXCEPT the North 40.50 feet thereof.



STATE OF Colorado, COUNTY OF Boulder, ss:

I, Catherine M. Camp, true and correct name Catherine G. Camp, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Bluebird Trust Trust dated December 31, 2007, to which the above-described real estate was conveyed to the trustee by Montross Properties, LLC pursuant to an instrument recorded on April 8, 2015, in the office of the Madison County Recorder in Book 2015, Page 890 (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.

Catherine M. Camp, true and correct name, Affiant Catherine G. Camp

Signed and sworn to (or affirmed) before me on 3/21/2017, by Catherine M. Camp, true and correct name Catherine G. Camp

SETH TRAVIS BAUMHOVER Notary Public State of Colorado Notary ID 20134051881 My Commission Expires Aug 15, 2017

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.