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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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### 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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Randall E. Stephens, 216 N. 3rd Avenue, Winterset, Iowa 50273

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

Mark L. Smith, P.O. Box 230, Winterset, IA 50273

**Grantors:**

Beverly F. Stephens-Korshun, Trustee

**Grantees:**

Randall E. Stephens

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: South Half (S1/2) of Lot One (1) and the South Half (S1/2) of the East 26 feet of Lot Two (2), Block Eight (8) of the Original Town of Winterset, Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

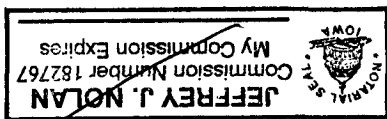
I, Beverly F. Stephens-Korshun, Trustee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- I am the trustee under the Dalace Gaylene Stephens Irrevocable Trust Trust dated September 11, 2013, to which the above-described real estate was conveyed to the trustee by Gaylene Stephens, pursuant to an instrument recorded on September 11, 2013, in the office of the Madison County Recorder in BOOK 2013 PAGE 2376 (insert recording data).
- I am the presently existing trustee under the Trust and I am authorized to convey real estate without any limitation or qualification whatsoever.
- 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.
- The grantor of the trust ~~is~~ / is not alive.
- Form 706, United States Estate Tax return, IS NOT \* required to be filed as a result of the death of the Grantor.
- An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Beverly F. Stephens-Korshun, Trustee  
Beverly F. Stephens-Korshun, Trustee, Affiant

Signed and sworn to (or affirmed) before me on 9/23/17, by Beverly F. Stephens-Korshun, Trustee.

Jeffrey J. Nolan  
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.

