

**BK: 2017 PG: 3295**  
**Recorded: 10/20/2017 at 8:04:03.0 AM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**CORPORATE TRUSTEE'S AFFIDAVIT**

**Preparer Information:** (name, address and phone number)

Antonio Colacino  
Bradshaw, Fowler, Proctor & Fairgrave, P.C.  
801 Grand Avenue, Suite 3700  
Des Moines, IA 50309-8004  
515-246-5897

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

Robert E. Frizell  
Senior Vice President  
U.S. Trust, Bank of America Private Wealth Management  
7545 Ashworth Rd., Ste. 150  
West Des Moines, IA 50266

RE: That Property in Madison County, Iowa described as follows:

An undivided one-half interest in and to:

All of Government Lot Six (6) and that Part of Government Lot Five (5) lying South of the Public Highway in Section Six (6) and all of Government Lots One (1), Two (2), and Six (6), in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa.

STATE OF IOWA, COUNTY OF POLK ss:

I, Robert E. Frizell, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. Bank of America, N.A., successor to and f/k/a Central National Bank and Trust Company, is the co-trustee under the Trust dated on October 31, 1974, to which the above-

described real estate was conveyed to the co-trustee by Faye E. Powell, a single person, pursuant to an instrument recorded on August 17, 1990, in the office of the Madison County Recorder as Instrument No. 359, in Book 128, Page 31; and Warranty Deed from Faye E. Powell, single, filed May 7, 1975 and recorded in Book 104 at Page 733 of the Madison County Records; and a Warranty Deed from Faye E. Powell, single, filed May 20, 1975 and recorded in Book 104 at Page 745 of the Madison County Records.

2. Bank of America, N.A. is the presently existing co-trustee under the Trust and is authorized to convey the property to Wells Fargo Bank, N.A., as successor co-trustee, without any limitation or qualification whatsoever, and I am Senior Vice President of the corporate trustee.

3. The Trust is in existence and Bank of America, N.A., as co-trustee is 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 died in 2002.

5. Form 706, United States Estate Tax return, was not required to be filed.

6. An Iowa Inheritance Tax return was filed.

7. The trust is irrevocable, and none of the beneficiaries of the trust are deceased.

Robert E. Frizell  
Robert E. Frizell, Affiant

Signed and sworn to (or affirmed) before me this Oct 19, 2017, by Robert E. Frizell.

Pam J. Clark  
Signature of Notary Public  
Pam J. Clark

