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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

WF47511

Preparer Information: (Name, address and phone number)

Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309, Phone: (515) 282-6803

PI 82738

Taxpayer Information: (Name and complete address)

David M. Croy, 1251 Heritage Avenue, Earlham, IA 50072

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

David M. Croy, 1251 Heritage Avenue, Earlham, IA 50072

9412 Aurora Ave, Urbandale IA 50322

Per
Preparer
7-13-2018

Grantors:

Barbara J. Croy Trust

Grantees:

Derrick W. Duff
Stephanie S. Duff

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 283 on July 1, 1998 in the Office of the Recorder of Madison County, Iowa.

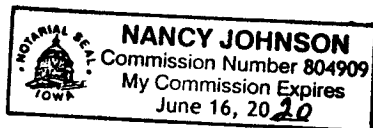
STATE OF IOWA, COUNTY OF Polk, ss:

I, David M. Croy, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Barbara J. Croy Trust dated October 24, 2011, to which the above-described real estate was conveyed to the trustee by David M. Croy and Barbara J. Croy, husband and wife, pursuant to an instrument recorded on October 26, 2011, in the office of the Madison County Recorder in Book 2011, Page 2856 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey this property in fee simple 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, IS NOT * 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.

Signature of David M. Croy, Affiant

Signed and sworn to (or affirmed) before me on July 7, 2018, by David M. Croy



Signature of Notary Public Nancy Johnson

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.