



Document 2018 2397

Book 2018 Page 2397 Type 06 033 Pages 2

Date 7/24/2018 Time 1:56:03PM

Rec Amt \$12.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

**Recorder's Cover Sheet**

$\frac{1}{4}$

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

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale, IA 50322, Phone: (515) 222-1700

LSB48758

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

Jamie Bierl and Joann Bierl, 12778 Lincoln Circle, Clive, IA 50325

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

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale, IA 50322

**Grantors:**

Todd C. Town and Deborah A. Town, Co-Trustees of the Town Family Trust

**Grantees:**

Jamie Bierl and Joann Bierl

**Legal Description:** See Page 2

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

## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Two (2) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND Parcel "C" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-three (23), containing 59.58 acres, as shown in Plat of Survey filed in Book 2018, Page 2152 on July 9, 2018, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, COUNTY OF POLK, ss:

We, Todd C. Town and Deborah A. Town, as co-trustees of the Town Family Trust, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the co-trustees under the Town Family Trust trust dated August 28, 2000 to which the above-described real estate was conveyed to the co-trustees by Town Family Trust, pursuant to an instrument recorded ~~December 22, 2017~~ <sup>March 17, 2017</sup> in the office of the Madison County Recorder in Book 2017 Page ~~4039~~ <sup>862</sup> emma
2. We are the presently existing trustee under the Trust and we are authorized to transfer the above described property to Jamie Bierl and Joann Bierl without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as co-trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

*Todd C. Town*

Todd C. Town, Affiant

*Deborah A. Town*

Deborah A. Town, Affiant

Signed and sworn to (or affirmed) before me on 7/18/2018, Todd C. Town and Deborah A. Town, co-trustees of the Town Family Trust.



*[Signature]*  
Signature of Notary Public