



Document 2018 2523

Book 2018 Page 2523 Type 06 033 Pages 1

Date 8/03/2018 Time 3:25:31PM

Rec Amt \$7.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (759RTE)
✓ Return To: Jill H. Adams, 4253 Hwy 92, Proke, Iowa 50229
Taxpayer Information: Jill H. Adams, 4253 Hwy 92, Proke, Iowa 50229

TRUSTEE'S AFFIDAVIT

RE: Parcel "FF" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 13.44 acres, as shown in the Plat of Survey filed in Book 2018, Page 2320 on July 20, 2018 in the Office of the Recorder of Madison County

We, Ernest Patterson and Nancy Patterson, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the Patterson Family Trust, to which the above-described real estate was conveyed to the trust.
2. We are the presently existing trustees under the Trust and we are authorized to convey the above-described real estate to Jill H. Adams, without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as 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.

Dated: 7/31/18

Patterson Family Trust

By: Ernest J. Patterson
Ernest Patterson, Co-Trustee

By: Nancy Patterson
Nancy Patterson, Co-Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on July 31, 2018, by Ernest Patterson and Nancy Patterson, as Co-Trustees of the Patterson Family Trust.

[Signature]
Notary Public in and for said State

