



Document 2019 409

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
Recorder's Cover Sheet**

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

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

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

David C. Berven and Lecia G. Berven, 5005 200th Street, Ringsted, IA 50578

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

David C. Berven and Lecia G. Berven, 5005 200th Street, Ringsted, IA 50578

**Grantors:**

Berdine Family Revocable Living Trust

**Grantees:**

David C. Berven and Lecia G. Berven

**Legal Description:** See Page 2

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

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

RE: See description attached.

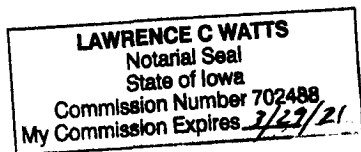
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Ronald J. Berdine, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Berdine Family Revocable Living Trust dated October 23, 2001, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded July 1, 2008, in the office of the Madison County Recorder in Book 2008, Page 2179; a Warranty Deed, pursuant to an instrument recorded November 22, 2010, in the office of the Madison County Recorder in Book 2010, Page 2944; and a Warranty Deed, pursuant to an instrument recorded March 1, 2011, in the office of the Madison County Recorder in Book 2011, Page 572.
2. I am the presently existing trustee under the Trust and I am authorized to convey the attached described real estate 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

*Ronald J. Berdine*  
Ronald J. Berdine, Affiant

Signed and sworn to (or affirmed) before me on January 29, 2019, by Ronald J. Berdine.



*Lawrence C Watts*  
Signature of Notary Public

**Lots Two (2), Three (3), Four (4), Five (5), and Six (6) of Juniper Estates, located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-Three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., and in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND Parcel "B" located in the South Half (½) of the Southeast Quarter (¼) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., and in the North Half (½) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 72.474 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 2348 on May 24, 2005, in the Office of the Recorder of Madison County, Iowa,**