

BK: 2019 PG: 1888
Recorded: 6/25/2019 at 10:04:44.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801
Phone: (641) 782-7007

Taxpayer Information: (Name and complete address)
Leo Timothy O'Brien and Shayla Lea O'Brien, 2817 Clark Tower Rd., Peru, IA 50222

Return Document To: (Name and complete address)
Leo Timothy O'Brien and Shayla Lea O'Brien, 2817 Clark Tower Rd., Peru, IA 50222

Grantors:
Bethene A. Boardman 1997 Declaration of Trust

Grantees:
Leo Timothy O'Brien
Shayla Lea O'Brien

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "B", located in the East Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003, in the Office of the Recorder of Madison County, Iowa.

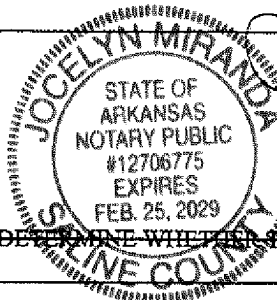
STATE OF Arkansas, COUNTY OF Saline, ss:

I, Bethene A. Boardman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Bethene A. Boardman 1997 Declaration of Trust dated August 6, 2008, to which the above-described real estate was conveyed to the trustee by Russell W. Utsler and Jeannie M. Utsler, husband and wife pursuant to an instrument recorded on August 6, 2008, in the office of the Madison County Recorder in Book 2003, Page 4635 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above 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 / is not alive.
5. Form 706, United States Estate Tax return, * 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.

Bethene A. Boardman, Affiant

Signed and sworn to (or affirmed) before me on June 5th 2019, by Bethene A. Boardman



Signature of Notary Public

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