

**BK: 2019 PG: 1991**  
**Recorded: 7/3/2019 at 9:34:59.0 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**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)  
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273  
Phone: (515) 462-3731

**Taxpayer Information:** (name and complete address)  
Larry Baker and Christine Baker, 2387 Carver Road, Winterset, IA 50273

**Return Document To:** (name and complete address)  
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273  
Phone: (515) 462-3731

**Grantors:**  
Todd C. Town and Deborah A. Town

**Grantees:**  
Larry Baker and Christine Baker

**Legal Description:** See Page 2

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

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: All that part of Parcel "G" located in North Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2011, Page 529 on February 24, 2011, and shown corrected by Affidavit filed in Book 2011, Page 636, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "H" located therein, as shown Plat of Survey filed in Book 2016, Page 1038 on April 22, 2016 in the Office of the Recorder of Madison County, Iowa: AND EXCEPT Parcel "K" located therein, containing 8.42 acres as shown in Plat of Survey filed in Book 2016, Page 2115 on July 21, 2016 in the Office of the Recorder of Madison County, Iowa.

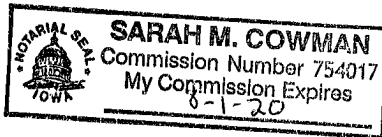
STATE OF IOWA, COUNTY OF IOWA, ss:

I, Todd C. Town and Deborah A. Town, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. We are the Trustees under the Town Family Trust dated August 28, 2000, to which the above-described real estate was conveyed to the trustees by Todd C. Town and Deborah A. Town, pursuant to an instrument recorded April 26, 2011, in the office of the Madison County Recorder in Book 2011 Page 1044.
2. We are presently the existing Trustees under the Trust and we are authorized to convey 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 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.

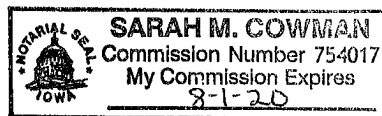
[Signature of Todd C. Town]
Todd C. Town, Affiant

Signed and sworn to (or affirmed) before me on 6-27-19, by Todd C. Town.



[Signature of Sarah M. Cowman]
Signature of Notary Public
[Signature of Deborah A. Town]
Deborah A. Town, Affiant

Signed and sworn to (or affirmed) before me on 6-27-19, by Deborah A. Town.



[Signature of Sarah M. Cowman]
Signature of Notary Public