



Doc. # 566808

Fee: \$46.00

OFFICE OF COUNTY RECORDER
MORRISON COUNTY, MINNESOTA

Pages: 2

Certified, filed and/or Recorded on: December 31, 2019 9:00 AM

Eileen Holtberg, Morrison County Recorder

Well Certificate [] Received

Received from: LARSON ABSTRACT

Returned To: LARSON ABSTRACT
PO BOX 387
LITTLE FALLS, MN 56345

(Top 3 inches reserved for recording data)

AFFIDAVIT OF TRUSTEE (inter vivos Trust)
Minn. Stat. 501C.1014

Minnesota Uniform Conveyancing Blanks
Form 90.1.3 (2017)

State of Minnesota, County of Morrison

Donald F. Copa, being first duly sworn on oath states, or affirms under penalties of perjury, that:

1. Affiant is the trustee (one of the trustees) named in that certain Certificate of Trust (or trust instrument):

(check one box) ☐ to which this Affidavit is attached
☒ recorded December 31, 2019 as Document Number 566804
(month/day/year)

(or in Book _____ of _____ Page _____), in the
Office of the ☒ County Recorder ☐ Registrar of Titles of Morrison County, Minnesota.
(check the applicable boxes)

executed by Affiant or another trustee or the settlor of the trust described in the Certificate of Trust (or set forth in the trust instrument), which relates to the real property in Morrison County, Minnesota, legally described as follows:

The North 327.00 feet of the East 134.00 feet of the Southwest Quarter of the
Northwest Quarter of Section 19, Township 130, Range 29, Morrison County, Minnesota.

(if more space is needed, continue on attachment)

2. The name(s) and address(es) of the trustee(s) empowered by the trust instrument to act at the time of the execution of this Affidavit are as follows:

Donald F. Copa 13071 Forest Road Little Falls, MN 56345

3. The trustee(s) who have executed that certain instrument (deed, mortgage, or other conveyance), relating to the real property described above, between Donald F. Copa, as Trustee(s), and Troy A. Wilcox and Terri L. Wilcox which instrument is dated December 30, 2019, (a) are empowered by the provisions of the Trust to sell, convey, pledge, mortgage, lease, transfer title to, or release, any interest in real property held in trust, and (b) are the requisite number of trustees required by the trust instrument to execute and deliver such an instrument.

4.

(check one box)

- ☒ The trust has not terminated and trust instrument has not been revoked.
☐ The trust has terminated (or the trust instrument has been revoked). The execution and delivery of the instrument described in paragraph 3 has been made pursuant to the provisions of the trust.

5. There has been no amendment to the trust that limits the power of trustee(s) to execute and deliver the instrument described in paragraph 3.

6.

(check one box)

- ☒ The trust is not supervised by any court.
☐ The trust is supervised by the _____ Court of _____ County, _____. All necessary approval has been obtained from the court for the trustee(s) to execute and deliver the instrument described in paragraph 3.

7. Affiant does not have actual knowledge of any facts indicating that the trust is invalid.

Affiant:

Donald F. Copa
 Donald F. Copa

Signed and sworn before me on 12/30/19, by Donald F. Copa.

(Stamp)

Melinda Joan Fietek
 (signature of notarial officer)
 closer

Title (and Rank):

My commission expires:

1/31/25
 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 (insert name and address)

Larson Abstract Company, Inc.
 70 SE 1st Avenue
 Little Falls, MN 56345

