

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

AFFIDAVIT

STATE OF IOWA :
 : SS
COUNTY OF MADISON :

Comes now Susan R. Clark, who on oath deposes and states:

I am making this Affidavit in connection with the chain of title to the following described real estate, to-wit:

The Northeast Quarter (¼), the North Half (½) of the Northwest Quarter (¼), and the North One-Fourth (¼) of the South Half (½) of the Northwest Quarter (¼), ALL in Section Eight (8), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

1. On July 6, 2014, the above described real estate was conveyed by Ray M. Lenocker, a single person, to the undersigned, Susan R. Clark, as trustee of the Ray M. Lenocker Trust dated July 6, 2014. The warranty deed was recorded on July 17, 2014 in Book 2014, Page 1722, in the Office of the Recorder of Madison County, Iowa. Since this conveyance, the Ray M. Lenocker Trust has been the sole and only titleholder of the real estate.

2. Ray M. Lenocker passed away on February 25, 2019, and was survived by his three children, Mary Ann Peer, Susan R. Clark, and Sandra J. Henderson.

3. On December 4, 2017 one of the children, Sandra J. Henderson, recorded a document entitled Assignment of Interest in Real Property. The assignment is recorded in Book 2017, Page 3804, in the Office of the Recorder of Madison County, Iowa. In that document, Sandra J. Henderson assigned to the Sandra J. Henderson Revocable Trust any current and future interest she or her trust may hold in and to the real estate described in this affidavit. At the time of the assignment, it was anticipated that an interest in the above described real estate would be inherited by Sandra J. Henderson from her father, Ray M. Lenocker.

4. This affiant affirmatively states that at all times since the conveyance of the above described real estate by Ray M. Lenocker to the Ray M. Lenocker Trust, title to the real estate has been held by and vested in Susan R. Clark as Trustee of the Ray M. Lenocker Trust. At no time has Sandra J. Henderson or the Sandra J. Henderson Revocable Trust acquired or held any title to the real estate, and her assignment has no current or future effect or impact on the real estate. The assignment pertains only to the rights of Sandra J. Henderson or the Sandra J. Henderson Revocable Trust to its share of the Lenocker trust assets as then constituted on termination and distribution of the trust.

5. This Affidavit is made for the purpose of explaining title and clarifying the chain of title to the above described real estate.

Further this affiants sayeth not.

Dated this 12th day of November, 2019.

Susan R. Clark
Susan R. Clark

Subscribed and sworn to before me and in my presence by the said Susan R. Clark this 12 day of November, 2019.



Tami Rice
Notary Public in and for the State of Iowa.