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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:**

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

**Taxpayer Information:**

Joni J. Hopkins, 837 NE 4th St., Earlham, IA 50072

**Return Document To:**

✓ Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

**Grantors:**

Joni J. Hopkins and Robert Reid Hester, Co-Trustees of the Robert and Helen Hester Revocable Trust

**Grantees:**

Marty M. Marker, Joni J. Hopkins, Karla K. Peiffer, Robert Reid Hester and Lynn L. Woollums

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached legal

STATE OF IOWA, COUNTY OF MADISON, ss:

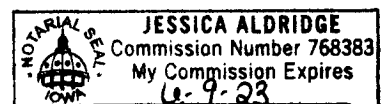
I, Joni J. Hopkins, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Robert and Helen Hester Revocable trust dated January 9, 1997, to which the above-described real estate was conveyed to the trustee by Robert L. Hester and Helen M. Hester, Husband and Wife, pursuant to an instrument recorded January 10, 1997, in the office of the Madison County Recorder in Deed Record 137, Page 137.
2. I am the presently existing trustee under the Trust and I am authorized to convey 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 not alive.
5. Form 706, United States Estate Tax return, IS NOT 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.

Joni J. Hopkins, Affiant

Signed and sworn to (or affirmed) before me on 12/21/2020, by Joni J. Hopkins.

Signature of Notary Public



The South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., City of Earlham, Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows, to-wit: Beginning at a point West 1321.3 feet, North 0°28' West, 362.3 feet and North 89°32' East, 33.0 feet of the Northeast corner of the Southeast Quarter (¼) of said Section One (1), said point being on the East right-of-way line of a Madison County secondary road, thence North 0°28' West, 75.0 feet, thence North 89°32' East, 100.0 feet, thence South 0°28' East, 75.0 feet, thence South 89°32' West 100.0 feet to the point of beginning, containing 0.17 acres, more or less;
2. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows to-wit: Commencing at the Southeast Corner of the South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of said Section One (1), thence North 858 feet, thence West 660 feet, thence South 858 feet, thence East 660 feet to the point of beginning, containing 13 acres, more or less;
3. Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), located in and forming a part of the City of Earlham, Madison County, Iowa, being more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 488.88 feet to the point of beginning; thence South 89°26'23" East, 443.75 feet; thence North 00°05'48" West, 733.71 feet; thence South 88°49'17" East, 220.00 feet to a point in an existing fence; thence South 00°05'48" East along an existing fence, 856.34 feet; thence North 89°26'23" West, 530.92 feet; thence North 0°00'00" East 75.00 feet; thence North 89°26'23" West, 133.00 feet to a point on the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1); thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 50.00 feet to the point of beginning. Said parcel contains 5.374 acres;
4. Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), containing 2.829 acres as shown in Plat of Survey filed in Book 2001, Page 5043 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa;

AND

The West Half (½) of the Northwest Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,