

BK: 2021 PG: 1950
Recorded: 5/13/2021 at 8:47:05.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEES' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Nathan A Russell, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information:

Carl Tessmer and Sara Tessmer, 1840 137th Lane, Earlham, IA 50072

Return Document To:

Carl Tessmer and Sara Tessmer, 1840 137th Lane, Earlham, IA 50072

Grantors:

Kenneth R. Young and Florence E. Young, Trustees

Grantees:

Carl Tessmer and Sara Tessmer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEES' AFFIDAVIT

RE:

See Exhibit "A"

STATE OF IOWA, COUNTY OF POLK, ss:

We, Kenneth R. Young and Florence E. Young, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the trustees under the Young Family Revocable Living Trust dated March 27, 2006 (the "Trust"), to which the real estate described in Exhibit "A" was conveyed to the trustees by Kenneth R. Young and Florence E. Young, husband and wife, pursuant to Quit Claim Deed recorded May 13, 2009, in the office of the Madison County Recorder, in book 2009 at page 1480.

2. We are the presently existing trustees under the Trust and we are authorized to convey the real estate described in Exhibit "A" 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 described in Exhibit "A" free and clear of any adverse claims.

4. The grantors of the Trust are alive.

5. The Trust is revocable.

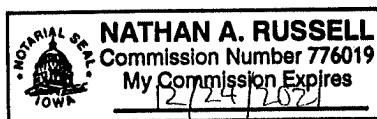
Dated: May 11, 2021.

Kenneth R. Young
Kenneth R. Young, Affiant

Florence E. Young
Florence E. Young, Affiant

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 11, 2021, by Kenneth R. Young and Florence E. Young, Trustees of the Young Family Revocable Living Trust dated March 27, 2006.



Nathan Russell
Signature of Notary Public

EXHIBIT "A"

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a right-of-way 20 feet wide off the North side of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23); AND EXCEPT a tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23) and more particularly described as follows, to wit:

Commencing at a point 658.94 feet West of Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23), and on the North line thereof, thence continuing North $89^{\circ}46'$ West 656.06 feet to the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23), thence South 1,329.75 feet to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North $89^{\circ}55'$ East 656.06 feet along the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest (SW $\frac{1}{4}$), thence North 1,326.13 feet to the point of beginning, containing 20 acres.