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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer Information: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273; 515-462-3731  
Return to: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273; 515-462-3731

AFFIDAVIT

STATE OF IOWA :  
:SS  
MADISON COUNTY :

I, Shelley D. Kaster, being first duly sworn, state that I am the Auditor of Madison County, Iowa. I further state that this Affidavit concerns the chain of title to the following described real estate:

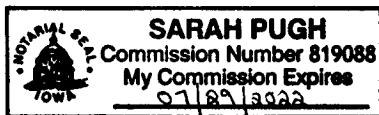
Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five 75 North Range Twenty six (26) West 5<sup>th</sup> P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26½) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning.

I further state that the Board of Supervisors of Madison County, Iowa, adopted Resolution SPV-041321A, setting forth a hearing date concerning the proposal to sell the above described real estate to J S Living Trust, a copy of which is attached hereto. Pursuant to said Resolution, a Notice of Public Hearing was published in the Winterset Madisonian, a copy of which Notice is attached hereto. An Affidavit of Publication of such Notice is also attached. At the time of hearing, the Board of Supervisors adopted Resolution SPV-042721A, approving the sale of said real estate to J S Living Trust, a copy of which Resolution is also attached hereto.

Shelley D. Kaster  
Shelley D. Kaster

Subscribed and sworn to before me by Shelley D. Kaster, on this 19<sup>th</sup> day of July, 2021.

Sarah Pugh  
Notary Public in and for the State of Iowa



RESOLUTION NO. SPV-041321A

WHEREAS, J S Living Trust has requested that Madison County convey to it, certain real estate owned by it, described as follows:

Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five 75 North Range Twenty six (26) West 5<sup>th</sup> P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26½) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning.

WHEREAS, Madison County desires to sell said property to J S Living Trust for the cost of the sale proceedings to J S Living Trust.

WHEREAS, said proposed sale should be set for hearing before the Madison County Board of Supervisors.

NOW THEREFORE, be is resolved, as follows:

1. The proposal to sell said real estate to J S Living Trust is hereby set for hearing on the 27 day of April, 2021, at 10 : 00 A.M., at the Office of the Madison County Board of Supervisors, at the Madison County Annex, 201 W. Court Avenue, Winterset, IA 50273.
2. A notice of hearing shall be given as provided by Iowa Code Section 331.305.

Dated: April 13, 2021.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Phil Clifton, Chair

Attest:   
Shelley D Kaster, Auditor

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that a public hearing will be held at the Office of the Board of Supervisors of Madison County, Iowa, Madison County Annex, 201 W. Court Avenue, Winterset, IA 50273, on the 27 day of April, 2021, at 10 : 00 A .M., for the purpose of considering the proposal to sell the following described real estate:

Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five 75 North Range Twenty six (26) West 5<sup>th</sup> P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26½) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning.

To J S Living Trust for the cost of the sale proceedings.

Please govern yourself and take notice accordingly.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Phil Clifton, Chair

Attest:   
Shelley D. Kaster, Auditor

STATE OF IOWA  
SS  
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

For the period of 2 consecutive weeks, the last Publication thereof being

On the 21 day of April 20 21

Susan R Smith

Subscribed and sworn to before me this

22 day of April 20 21

Cleota Tapken

NOTARY PUBLIC  
In and for Madison County



Fee 13.60  
\$ 9.15  
22-75

**Notice of Public Hearing**  
YOU ARE HEREBY NOTIFIED that a public hearing will be held at the Office of the Board of Supervisors of Madison County, Iowa, Madison County Annex, 201 W. Court Avenue, Winterset, IA 50273, on the 27 day of April, 2021, at 10:00 A.M. for the purpose of considering the proposal to sell the following described real estate:  
Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five (75) North Range Twenty six (26) West 5th P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26 1/2) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning. To JS Living Trust for the cost of the sale proceedings.  
Please govern yourself and take notice accordingly.  
Any member of the public desiring to participate may call the following number and enter the code: (PHONE) 1-888-885-8448 (PARTICIPANT CODE) 7432801108. See Board of Supervisors Meeting Agenda for limited seating reservation instructions. 34-35

PAID  
MAY 11 2021

### **Notice of Public Hearing**

YOU ARE HEREBY NOTIFIED that a public hearing will be held at the Office of the Board of Supervisors of Madison County, Iowa, Madison County Annex, 201 W. Court Avenue, Winterset, IA 50273, on the 27 day of April, 2021, at 10:00 A.M., for the purpose of considering the proposal to sell the following described real estate:

Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five (75) North Range Twenty six (26) West 5<sup>th</sup> P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26 ½) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning.

To JS Living Trust for the cost of the sale proceedings.

Please govern yourself and take notice accordingly.

Any member of the public desiring to participate may call the following number and enter the code: (PHONE) 1-888-895-6448 (PARTICIPANT CODE) 7432901108. See Board of Supervisors Meeting Agenda for limited seating reservation instructions.

RESOLUTION NO. SPV-042721A

WHEREAS, the Madison County Board of Supervisors held a public hearing to sell the following described real estate, on the 27 day of April, 2021, at 10 : 00 A.M. at the Madison County Annex, 201 W. Court Avenue, Winterset, IA 50273, to consider a proposal to sell the following described real estate to J S Living Trust for the cost of the sale proceedings.


Commencing at the North West corner of the North half of South West Quarter of Section Twenty eight (28) Township Seventy five 75 North Range Twenty six (26) West 5<sup>th</sup> P.M. and running thence South Thirty four (34) rods thence South westerly Twenty six and one half (26½) rods thence East Forty (40) rods thence North Westerly to a point Thirty four (34) rods South of the point of beginning.

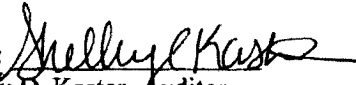
NOW THEREFORE, be it resolved by the Madison County Board of Supervisors:

1. The above described real estate shall be sold to J S Living Trust for the cost of the sale proceedings.
2. A Quit Claim Deed shall be executed in the manner provided by law to J S Living Trust by Madison County, Iowa.

Dated: April 27, 2021.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Phil Clifton, Chair

Attest:   
Shelley D. Kaster, Auditor