

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

**Preparer Information:** (name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

**Taxpayer Information:** (name and complete address)

Jonathan D. Janssen and Maradith A. Janssen  
36251 Hull Court  
Earlham, Iowa 50072

**Return Document To:** (name and complete address)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**Grantor:**

James A. Ross Trust

**Grantee:**

Jonathan D. Janssen  
Maradith A. Janssen

**Legal Description:** See Page 2



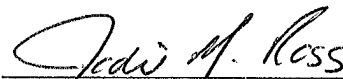
## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and a tract commencing at the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and running thence West 80 rods to the Southwest corner thereof, thence North on the Section line 18 rods, thence in a Southeasterly direction in a straight line to the point of beginning, all in Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

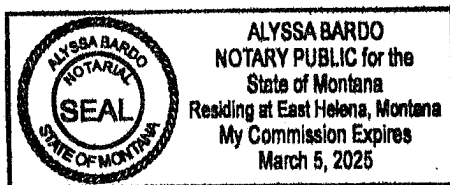
STATE OF MONTANA, COUNTY OF LEWIS AND CLARK, ss:

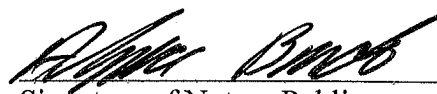
I, Jodie M. Ross, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the James A. Ross Trust dated December 17, 2009 to which the above-described real estate was conveyed to the original trustee James A. Ross, a single person, pursuant to an instrument recorded on March 31, 2010 in Book 2010, Page 690, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to Jonathan D. Janssen and Maradith A. Janssen, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, 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, James A. Ross, is still living.
5. James A. Ross was the original trustee of the Trust; however, he has resigned as trustee and I, Jodie M. Ross, am successor trustee of the Trust.
6. The trust is revocable, and none of the beneficiaries of the trust are deceased.

  
\_\_\_\_\_  
Jodie M. Ross, Affiant

Signed and sworn to (or affirmed) before me on July 28, 2021, by  
Jodie M. Ross.



  
\_\_\_\_\_  
Signature of Notary Public