

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 OF TRUSTEES
AFFIDAVIT OF NONLIABILITY FOR FEDERAL ESTATE TAX
AND OF NONLIABILITY FOR IOWA INHERITANCE/ESTATE
TAX PURSUANT TO SECTION 450.22(4), CODE OF IOWA.

STATE OF IOWA :
 : SS
COUNTY OF MADISON :

Come now Geraldine Lenocker and Russell D. Lenocker, who on oath depose and state:

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

A tract of land described as follows, to-wit: Commencing at a point 1,165.1 feet East of the South Quarter (S¹/₄) corner of Section 27, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence continuing East 1,252.59 feet, thence North 0°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1,295.17 feet along the North line of the South One-half of the South One-half of the Southeast Quarter (S¹/₂ S¹/₂ SE¹/₄) of said Section 27, thence South 03°10'4" East 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way.

AND

The Northwest Quarter of the Northeast Quarter (NW¹/₄ NE¹/₄) and the South One-half of the Northeast Quarter (S¹/₂ NE¹/₄) of Section 7, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter (SW¹/₄) Section 20, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa., EXCEPT a parcel of land beginning 732.7 feet North 0°00' East of the Southwest corner of Section 20, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence continuing North 0°00' East 346.0 feet, thence North 87°47¹/₂' East 377.9 feet, thence South 0°00' West 346.0 feet, thence South 87°47¹/₂' West 377.9 feet to the Point of Beginning, containing 3.00 acres including 0.30 acres of county roadway, and hereafter called Lot "A" of the Southwest Quarter of the Southwest Quarter (SW¹/₄ SW¹/₄) of Section 20, Township 77 North, Range 29 West.

AND

The South One-half of the Northeast Quarter (S½ NE¼) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, except beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section 28, thence South 100 feet, thence West 435.6 feet, thence North 100 feet, thence East 435.6 feet to the point of beginning, containing one acre, more or less (includes present road width).

AND

An undivided one-half interest in and to:

The North One-half (N½) of Section 29, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

1. Geraldine Lenocker and Russell D. Lenocker are the trustees of the Ted R. Lenocker Trust dated June 3, 2013, to which the above described real estate was conveyed pursuant to an instrument recorded on June 28, 2013 in Book 2013, Page 1924, in the Office of the Recorder of Madison County, Iowa.

2. Geraldine Lenocker and Russell D. Lenocker are the presently existing trustees under the Ted R. Lenocker Trust dated June 3, 2013. Ted R. Lenocker was the original trustee of said trust. The above described real estate is being transferred and distributed to Geraldine Lenocker and Russell D. Lenocker as trustees of the Ted R. Lenocker Family Trust under agreement dated June 3, 2013 in accordance with the terms of the trust agreement as a result of the death of Ted R. Lenocker. Geraldine Lenocker and Russell D. Lenocker as trustees are authorized to transfer the above described real estate to Geraldine Lenocker and Russell D. Lenocker as trustees of the Ted R. Lenocker Family Trust under agreement dated June 3, 2013 without any limitation or qualification whatsoever.

3. The Ted R. Lenocker Revocable Trust Agreement dated June 3, 2013 under which the Ted R. Lenocker Trust and the Ted R. Lenocker Family Trust are created is in existence, and we, Geraldine Lenocker and Russell D. Lenocker, are authorized to transfer the interest in the above described real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust, Ted R. Lenocker, is deceased. As a result of the death of Ted R. Lenocker on April 18, 2021, Geraldine Lenocker and Russell D. Lenocker became successor trustees. As a result of the death of Ted R. Lenocker, the Ted R. Lenocker Trust and the Ted R. Lenocker Family Trust became irrevocable. None of the beneficiaries of the trust are deceased, except Ted R. Lenocker.

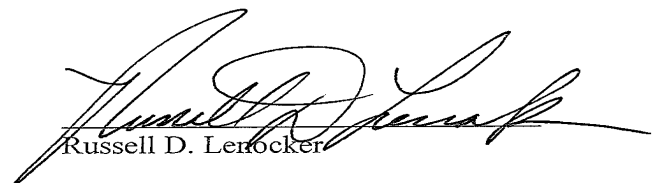
5. Form 706, United States Estate Tax Return, is not required to be filed as a result of the death of the grantor, Ted R. Lenocker.

6. An Iowa Inheritance/Estate tax return is not required to be filed pursuant to Section 450.22 § 2 and 3 as a result of the death of the grantor, Ted R. Lenocker.

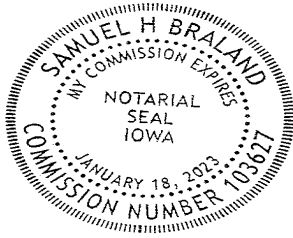
Further these affiants sayeth not.

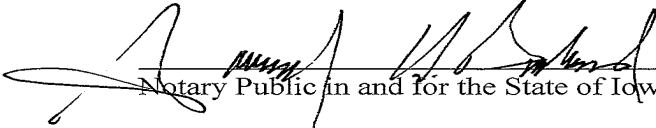
Dated this 7th day of September, 2021.


Geraldine Lenocker


Russell D. Lenocker

Subscribed and sworn to before me and in my presence by the said Geraldine Lenocker and Russell D. Lenocker this 7th day of September, 2021.




Notary Public in and for the State of Iowa.