

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 RELIANCE

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).

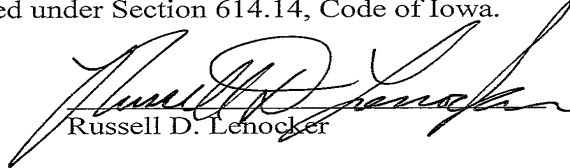
AND

An undivided one-half interest in and to:

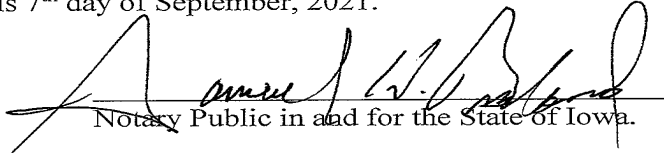
The North One-half (N½) of Section 29, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

The above described real estate is being transferred to Geraldine Lenocker and Russell D. Lenocker as trustees of the Ted R. Lenocker Family Trust under agreement dated June 3, 2013, as part of the distribution of the Ted R. Lenocker Trust dated June 3, 2013. Geraldine Lenocker and Russell D. Lenocker have relied on the affidavit dated the 7th day of September, 2021 from Geraldine Lenocker and Russell D. Lenocker as trustees of the Ted R. Lenocker Trust dated June 3, 2013. Geraldine Lenocker and Russell D. Lenocker have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustees of the Ted R. Lenocker Trust. This affidavit is given to establish reliance on the affidavit of the trustee of the Ted R. Lenocker Trust dated June 3, 2013 for all purposes contemplated under Section 614.14, Code of Iowa.


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.

