

BK: 2021 PG: 4081
Recorded: 9/30/2021 at 12:03:38.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

BK: 2021 PG: 2451
Recorded: 6/14/2021 at 11:10:12.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

THIS AFFIDAVIT IS BEING RERECORDED TO CORRECT LEGAL DESCRIPTION

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Daniel H. Adams and Janelle M. Brichacek Adams, 350 N. McKinley Street, Truro, IA 50257

Return Document To: (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantor:

Donald E. Brichacek as Trustee of the D.E.B. & P.M.B. Revocable Living Trust under Trust Agreement dated June 22, 2009

Grantees:

Daniel H. Adams
Janelle M. Brichacek Adams

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: ~~LOT 100 (2) of H & K Subdivision of Ferra, Madison County, Iowa~~
~~AND~~

~~A parcel of land described as commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 86°28' W. along the north line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) 283.00 feet, thence S 0°00' 50.00 feet to the point of beginning, thence N 86°28' E 29.75 feet, thence S 0°00' 52.00 feet, thence N 86°28' E 3.00 feet, thence S 0°00' 41.00 feet, thence S 86°28' W 33.10 feet to the east line of H & K Subdivision of Ferra, Iowa, thence N 0°12' E 113.00 feet to the point of beginning and containing 0.0817 acres.~~
SEE ATTACHED LEGAL DESCRIPTION

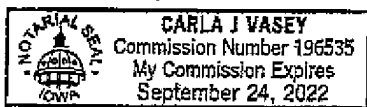
I, Donald E. Brichacek, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the sole Trustee of the D.E.B. & P.M.B. Revocable Living Trust under Trust Agreement dated June 22, 2009, to which the above-described real estate was conveyed by Warranty Deed, recorded June 24, 2009, in the Office of the Madison County Recorder in Book 2009 at Page 2024.
2. I am the presently existing sole Trustee under the Trust and I am authorized to convey title to the above-described real estate to Daniel H. Adams and Janelle M. Brichacek Adams without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as sole Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. My spouse, Phyllis M. Brichacek, and I were the Grantors of the Trust. My spouse passed away on September 30, 2020.
5. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Grantor, Phyllis M. Brichacek.
6. An Iowa Inheritance Tax Return is not required to be filed pursuant to Section 450.22 Subsections 2 and 3.
7. The Trust is Revocable.

Donald E. Brichacek
Donald E. Brichacek, Affiant

STATE OF IOWA, COUNTY OF MADISON, ss:

Signed and sworn to (or affirmed) before me on June 2, 2021, by Donald E. Brichacek, as Trustee of the D.E.B. & P.M.B. Revocable Living Trust under Trust Agreement dated June 22, 2009.



Carla J Vasey
Notary Public in and for the State of Iowa

Lot Two (2) of H & K Subdivision to Truro, Madison County, Iowa;

AND

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast

Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16); thence South 86°28' West along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) 283.00 feet; thence South 00°00' 80.00 feet to the point of beginning; thence North 86°28' East 29.75 feet; thence South 00°00' 52.00 feet; thence North 86°28' East 3.00 feet; thence South 00°00' 61.00 feet; thence South 86°28' West 33.10 feet to the East line of H & K Subdivision of Truro, Iowa; thence North 00°12' East 113.0 feet to the point of beginning and containing 0.0817 acres.

Note: Notwithstanding Covered Risk 2(c) of the Certificate jacket, ITG does not warrant that the above described Land actually contains the number of acres described herein or that variations in the described Land would not be disclosed by a more current land survey.