BK: 2021 PG: 4939

Recorded: 12/3/2021 at 12:40:04.0 PM

Pages 4

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.41 Combined Fee: \$25.41

**Revenue Tax:** 

LISA SMITH RECORDER Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Return: AJS Farms, LLC, 1265 S. Wildfire A venue West Des Moines, IA 50266

## AFFIDAVIT OF TRUSTEE

STATE OF Minmsday ) ss:

COUNTY OF Hengen; n)

The East Half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Re: Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the South Half (1/2) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16), more particularly described as follows, to-wit: Commencing at the center of said Section Sixteen (16), thence Westerly from the center of said Section Sixteen (16) along the East-West Centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way, thence Southerly along said Westerly Right-of-Way line 100 Feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of said Section Sixteen (16) 30 feet to the Point of Beginning, Said Parcel contains 3,000 square feet or 0.06 acres more or less; AND the North Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21), lying Northeasterly of a line drawn 100 feet Southwesterly from and parallel with the located main track centerline of the Chicago, Rock Island & Pacific Railroad Company's Earlham to Winterset line as now staked and located on over and across said above described land, said main track centerline being more particularly described as beginning at a point in the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), 196.7 feet West of the Northeast comer thereof, thence Southeasterly 297.7 feet to a point in the East line of said Northeast Ouarter (1/4) of the Southeast Ouarter (1/4), 224.0 feet South of the Northeast comer thereof, containing 1.41 acres more or less.

We, Ronald E. Mason Jr. and Maria Linda Hunter, being first duly sworn and under oath state of our personal knowledge that:

- 1. We are Co-Trustees of the RONALD E. MASON REVOCABLE TRUST, DATED NOVEMBER 18, 1999 ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustees pursuant to a Warranty Deed, dated June 10, 2004 and recorded June 10, 2004 in Book 2004, Page 2699 and a Quit Claim Deed dated June 22, 2010 and recorded June 23, 2010 at Book 2010 Page 1434 in Madison County, Iowa.
- 2. We are the presently existing Trustees, and we have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to AJS Farms, LLC by a Trustee Warranty Deed, without any limitation or qualification whatsoever.
- 3. The Trust is in existence, and we are authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims.
- 4. The grantor of the Trust, Ronald E. Mason, died July 17, 2021. The remaining beneficiaries of the Trust are alive on the date of this Affidavit.
  - 5. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of the Decedent.
  - 6. An Iowa inheritance tax return is not required to be filed due to the death of Ronald E. Mason pursuant to Iowa Code Section 450.22(3).

	11	124	
Dated:	•	121	, 2021

Ronald E. Mason Revocable Trust, dated November 18, 1999

Ronald E. Mason Jr. Co-Trustee

STATE OF MINNESOM

ss:

## COUNTY OF HENNEPIN

Signed and sworn to (or affirmed) before me on <u>JYNOVEM BER</u>, 2021, by Ronald E. Mason Jr., Co-Trustee of the Ronald E. Mason Revocable Trust, dated November 18, 1999.

KARIN STIMMLER SISSEL Notary Public Minnesota My Commission Expires January 31, 2025	Jan S Sessel Mary Public
	Ronald E. Mason Revocable Trust, dated November 18, 1999
	By: Maria Linda Hunter Co-Trustee
STATE OF) ss: COUNTY OF)	
Signed and sworn to (or affirmed) Maria Linda Hunter, Co-Trustee of the Ron	before me on
No	otary Public

COUNTY O	Floth	ì
COUNTY O	F LOTE	·

COUNTY OF WITH .
Signed and sworn to (or affirmed) before m eon NNEMBER 74, 2021, by Ronald E. Mason Jr., Co-Trustee of the Ronald E. Mason Revocable Trust, dated November 18, 1999.
Notary Public
Ronald E. Mason Revocable Trust, dated November 18, 1 999
By: Naria Linda Hunter Co-Trustee
STATE OF TOWA ) ss:  COUNTY O F POLL
Signed and sworn to (or affirmed) before me on NOEMBER 26, 2021, by Maria Linda Hunter, Co-Trustee of the Ronald E. Mason Revocable Trust, dated November 18, 1999.
VANNESSA HOLTZ Commission Number 781058 My Commission Expires October 29, 20