

BK: 2022 PG: 1757
Recorded: 6/10/2022 at 8:52:25.0 AM
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

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 PUBLICATION AND
AFFIDAVIT OF MAILING TRUST NOTICE**

STATE OF IOWA)
) SS
COUNTY OF MADISON)

Comes now Samuel H. Braland, who on oath deposes and states:

1. I am an attorney at law duly licensed in the State of Iowa, and I maintain my office in the City of Earlham, Madison County, Iowa. I am the attorney for the trustee of the James A. Ross Trust dated December 17, 2009, and as amended.
2. Pursuant to Section 633A.3110, Code of Iowa, the trustee of the James A. Ross Trust dated December 17, 2009 has caused the attached Trust Notice to be published for two (2) consecutive weeks in the *Winterset Madisionian*, a daily or weekly newspaper of general circulation published in Madison County, Iowa, the county in which the decedent, James A. Ross, was a resident at the time of death. The trustee has caused the notice to be mailed on February 7, 2022, by ordinary mail to the following persons, who are the heirs of the decedent and the beneficiaries of the trust, at such persons' last known address, to-wit:

Jodie M. Sprague
7160 Birdseye Road
Helena, MT 59602

Mitzi Fleming
21524 Jewel Avenue
Bloomfield, Iowa 52537

Rhonda Swanson
1023 High Meadow Ranch Drive
Magnolia, TX 77355

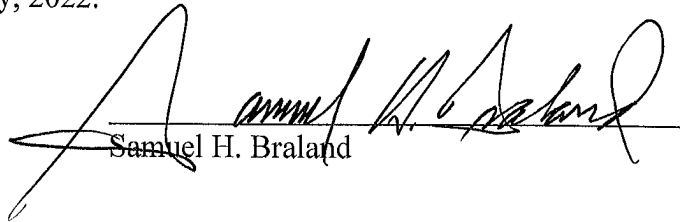
3. I make this affidavit in connection with the following real estate described in the following deeds recorded in the Office of the Recorder of Madison County, Iowa, to-wit:

Book 2010, Page 689

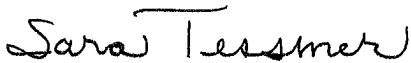
Book 2010, Page 690

Book 2010, Page 691

Dated this 7th day of February, 2022.


Samuel H. Braland

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland this 7th day of February, 2022.


Sara Tessmer
Notary Public in and for the State of Iowa.



STATE OF IOWA
SS
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

For the period of 2 consecutive weeks, the last Publication thereof being

On the 8 day of Dec 20 21

Susan R Smith

Subscribed and sworn to before me this

9 day of Dec 20 21

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NOTARY PUBLIC
In and for Madison County

Trust Notice

IN THE MATTER OF
THE JAMES A. ROSS TRUST
Dated December 17, 2009
To All Persons Regarding James A. Ross, deceased, who died on or about October 18, 2021:

You are hereby notified that Jodie M. Ross is the trustee of the James A. Ross Trust dated December 17, 2009. Any action to contest the validity of the trust must be brought in the District Court of Madison County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the address listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated this 29th day of November, 2021.
JAMES A. ROSS TRUST
dated December 17, 2009

Jodie M. Ross, Trustee
7160 Birdseye Road
Helena, Montana 59602

Samuel H. Braland
Attorney for Trustee
115 E. First Street
P.O. Box 370
Earlham, Iowa 50072
Date of Second Publication: December 8th, 2021

15-16

Fee 24.80
\$ 16.68
\$ 41.48

