

BK: 2022 PG: 1817  
Recorded: 6/17/2022 at 8:48:32.0 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

## INDIVIDUAL TRUSTEE'S AFFIDAVIT

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)  
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)  
Mitzi S. Fleming  
21524 Jewel Avenue  
Bloomfield, Iowa 52537

**Return Document To:** (Name and complete address)  
Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**  
James A. Ross Trust dated December 17, 2009

**Grantee:**  
Mitzi S. Fleming

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
AFFIDAVIT OF NONLIABILITY FOR FEDERAL ESTATE TAX  
AFFIDAVIT OF NONLIABILITY FOR IOWA INHERITANCE/ESTATE TAX**

RE: The West Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the right of way of the Chicago, Rock Island, and Pacific Railway Company; AND EXCEPT  $4\frac{1}{2}$  acres of land described as commencing at the Southeast corner of said tract and running thence West on the South line thereof to the Southwest corner of said tract, thence North 18 rods, thence in a straight line to the point of beginning; AND EXCEPT a parcel of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Three (3), containing 16.125 acres, as shown in Plat of Survey filed in Plat Book 2, Page 395, on May 25, 1993, in the Office of the Recorder of Madison County, Iowa.

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK, ss:

I, Jodie M. Ross, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the James A. Ross Trust dated December 17, 2009, to which the above described real estate was conveyed to the trustee by James A. Ross, a single person, pursuant to an instrument recorded on March 31, 2010, in Book 2010, Page 688, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust. The above described real estate is being transferred and distributed to Mitzi S. Fleming in accordance with the terms of the trust agreement as a result of the death of the grantor of the trust, James A. Ross, on October 18, 2021. I am authorized to transfer the above described real estate to Mitzi S. Fleming without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. James A. Ross was the original trustee of the trust. James A. Ross died on October 18, 2021. This trustee, Jodie M. Ross, is the sole successor trustee in accordance with the terms of the trust instrument.
5. The grantor of the trust, James A. Ross, is deceased. As a result of the death of James A. Ross the trust became irrevocable. None of the beneficiaries of the trust are deceased, except James A. Ross.

6. Form 706, United States Estate Tax Return, is not required to be filed as a result of the death of the grantor, James A. Ross.

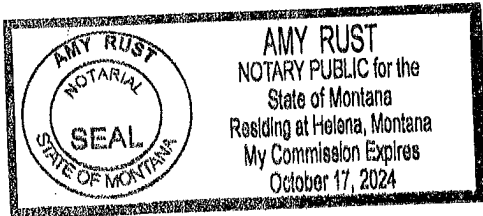
7. An Iowa Inheritance/Estate Tax Return is not required to be filed pursuant to Section 450.22(2) and (3), Code of Iowa, as a result of the death of the grantor, James A. Ross.

Further this affiant sayeth not.

Dated this 1 day of June, 2022.

Jodie M. Ross  
Jodie M. Ross, Affiant

Subscribed and sworn to before me and in my presence by the said Jodie M. Ross this 1 day of June, 2022.



A Rust  
Notary Public in and for the State of Montana