



BK: 2022 PG: 3215
Recorded: 11/4/2022 at 2:48:05.0 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

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:

Nathan R. Brownlee and Andrea C. Brownlee
2596 Truro Road
St. Charles, Iowa 50240

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Bruce G. Brownlee Trust

Grantees:

Nathan R. Brownlee
Andrea C. Brownlee

Legal Description: See Page 2

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: PARCEL F:

That part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northwest corner of said Section 25; thence North 84 degrees 25 minutes 34 seconds East, 1313.94 feet to the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 10 minutes 27 seconds East, 658.34 feet along the East line of said Northwest Quarter of the Northwest Quarter; thence South 83 degrees 47 minutes 54 seconds West, 1316.99 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 17 seconds West, 673.00 feet to the Point of Beginning, having an area of 20.00 Acres including 0.95 Acres of Road Easement.

STATE OF IOWA, COUNTY OF POLK, ss:

I, Bruce G. Brownlee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Bruce G. Brownlee Trust to which the above described real estate was conveyed to the trustee by Bruce G. Brownlee and Elinor J. Brownlee, a married couple, pursuant to an instrument recorded on March 9, 2018, in Book 2018, Page 765, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Nathan R. Brownlee and Andrea C. Brownlee, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, 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. The trust is revocable. None of the beneficiaries of the trust are deceased.

Further this affiant sayeth not.

Dated this 3 day of Nov, 2022.

Bruce G. Brownlee
Bruce G. Brownlee, Affiant

Subscribed and sworn to before me and in my presence by the said Bruce G. Brownlee this 3 day of November, 2022.



Eric Lengsouthiphong
Notary Public in and for the State of Iowa