

BK: 2022 PG: 933
Recorded: 3/31/2022 at 11:05:12.0 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)

Brent Voss and Teresa Voss
33464 Delta Trail
Dexter, IA 50070

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:

Brent Voss
Teresa Voss

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 South Half of the Northeast Quarter (S½ NE¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 268.0 feet of the North 659.8 feet of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section Nine (9), containing 4.0594 acres as shown in Plat of Survey filed in Book 1, Page 267, on October 19, 1977 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:

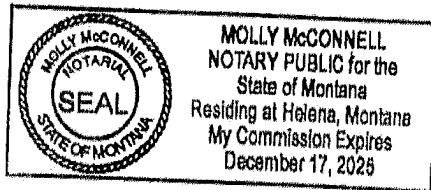
1. I am the trustee under the James A. Ross Trust dated December 17, 2009, to which the above described real estate was conveyed to the trustee by James A. Ross, a single person, pursuant to an instrument recorded on March 31, 2010, in Book 2010, Page 691, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Brent Voss and Teresa Voss, husband and wife, 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. 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 31 day of March, 2022.

Jodie M. Ross, Affiant
Jodie M. Ross, Affiant

Subscribed and sworn to before me and in my presence by the said Jodie M. Ross
this 31st day of March, 2022.



Molly McConnell
Notary Public in and for the State of Montana