

BK: 2023 PG: 1710
Recorded: 7/24/2023 at 11:49:23.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, 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:

Philip P. and Danielle Santee
1173 Pitzer Road
Earlham, Iowa 50072

Return Document To:

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

Grantors:

Berneita J. Patience Trust

Grantees:

Philip P. Santee
Danielle Santee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "C" of the Southeast Quarter (SE¼) of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded in Book 2023, Page 1209, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Samuel H. Braland, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the attorney for Berneita J. Patience who is the trustee of the Berneita J. Patience Trust dated April 28, 2020, to which the above described real estate was conveyed to the trustee by Berneita J. Patience, a single person, pursuant to an instrument recorded on April 29, 2020, in Book 2020, Page 1430, in the Office of the Recorder of Madison County, Iowa. I am attorney for, and am authorized to make this affidavit on behalf of the said trustee.

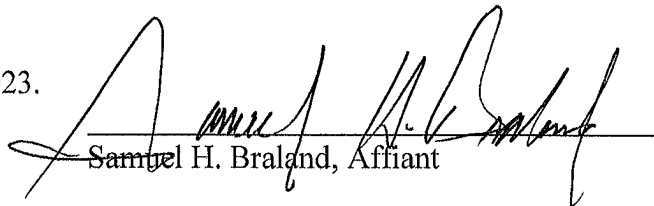
2. Berneita J. Patience is the presently existing trustee under the Trust. Berneita J. Patience is authorized to transfer the above described real estate to Philip P. Santee and Danielle Santee, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, without any limitation or qualification whatsoever.

3. The Trust is in existence and Berneita J. Patience, as trustee, is 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, and none of the beneficiaries of the trust are deceased.

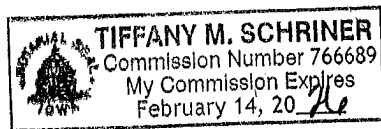
Further this affiant sayeth not.

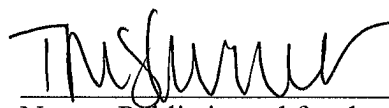
Dated this 13th day of July, 2023.



Samuel H. Braland, Affiant

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland as attorney for Berneita J. Patience this 13th day of July, 2023.





Notary Public in and for the State of Iowa