

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 TRUSTEES

STATE OF IOWA	:	STATE OF ARIZONA	:
	: SS		: SS
COUNTY OF POLK	:	COUNTY OF PIMA	:
STATE OF VIRGINIA	:		
	: SS		
COUNTY OF PRINCE WILLIAM	:		

Come now Renee L. Creswell, James D. Creswell, and Heather R. Creswell, who on oath depose and state:

We are making this Affidavit in connection with the chain of title to the following described real estate, to-wit:

The South 109½ Feet of the West 93 Feet AND the East 79 Feet of the West 172 Feet of the South 109¼ Feet of Out Lot Four (4) of the Out Lots to Academy Addition to the Town of Earlham, Madison County, Iowa.

1. Renee L. Creswell, James D. Creswell, and Heather R. Creswell are the trustees of the Janice C. Creswell Trust to which the above described real estate was conveyed pursuant to an instrument recorded on May 26, 2015 in Book 2015, Page 1383, in the Office of the Recorder of Madison County, Iowa.
2. Renee L. Creswell, James D. Creswell, and Heather R. Creswell are the presently existing trustees under the Janice C. Creswell Trust, and we are authorized to convey the above described real estate to Steven L. Ambrose without any limitation or qualification whatsoever.
3. The Janice C. Creswell Trust is in existence, and we, Renee L. Creswell, James D. Creswell, and Heather R. Creswell are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust, Janice C. Creswell, was the original trustee of the Janice C. Creswell Trust. Janice C. Creswell resigned as trustee pursuant to a written resignation dated September 13, 2019. As a result of the resignation of Janice C. Creswell on September 13, 2019, Renee L. Creswell, James D. Creswell, and Heather R. Creswell became co-trustees of the Janice C. Creswell Trust.

Further these affiants sayeth not.

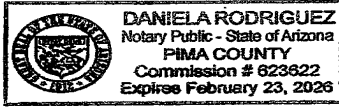
Dated this 21 day of February, 2023.

Renee L. Creswell
Renee L. Creswell

James D. Creswell
James D. Creswell

Heather R. Creswell
Heather R. Creswell

Subscribed and sworn to before me and in my presence by the said Renee L. Creswell this 21st day of February, 2023.



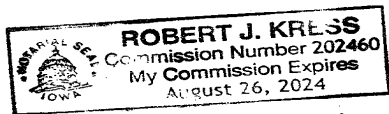
Daniela Rodriguez
Notary Public in and for the State of Arizona.

Subscribed and sworn to before me and in my presence by the said James D. Creswell this 21 day of February, 2023.

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023

Adam A. Shreiner
Notary Public in and for the State of Virginia.

Subscribed and sworn to before me and in my presence by the said Heather R. Creswell this 3 day of March, 2023.



Robert J. Kress
Notary Public in and for the State of Iowa.