

BK: 2023 PG: 595
Recorded: 3/24/2023 at 11:18:49.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266, Phone: 515-327-1750

Taxpayer Information: Sheila Stander, 104 Holiday Circle, West Des Moines, IA 50265

Return Document To: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266

Grantors: Sheila Stander and Suzanne Stander-Peglow as co-trustees of Robert O. Stander Trust dated 12/22/95

Grantees: Sheila Stander and Suzanne Stander-Peglow

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached legal description

STATE OF IOWA, COUNTY OF POLK; ss:

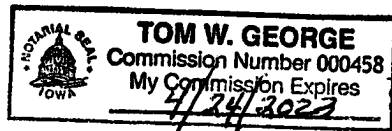
We, Sheila Stander ad Suzanne Stander-Peglow, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-Trustees under the Robert O. Stander Trust dated December 22, 1995, amended November 21, 2018, to which the above-described real estate was conveyed to the trustee by Bonnie Baker, pursuant to an instrument recorded November 11, 1999, in the office of the Madison County Recorder in Book 141, at page 520, and by the Marcella Stander Trust dated December 22, 1995, pursuant to an instrument recorded December 11, 2013, in the office of the Madison County Recorder in Book 2013, at page 3695.
2. We are the presently existing Co-Trustees under the Trust and we are authorized to transfer to Sheila Stander and Suzanne Stander-Peglow without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Co-Trustees, 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 is not alive.
5. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Sheila Stander

 Sheila Stander, Affiant

Signed and sworn to (or affirmed) before me on the 28 day of September, 2022, by Sheila Stander.



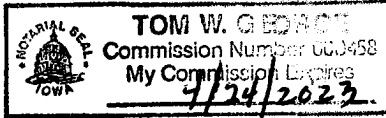
Tom W. George

 Signature of Notary Public

S. Stander-Peglow
Suzanne Stander-Peglow, Affiant

Signed and sworn to (or affirmed) before me on the 27 day of January, 2023, by Suzanne Stander-Peglow.

[Signature]
Signature of Notary Public



LEGAL DESCRIPTION:

Parcel "B", located in the East Half of the Southeast Quarter of Section 3, and the East Half of the Northeast Quarter of Section 10, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter corner of Section 10, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $89^{\circ}19'10''$ West, 1330.63 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North $1^{\circ}30'07''$ West, 633.73 feet along the West line of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North $81^{\circ}46'34''$ East, 176.20 feet; thence North $0^{\circ}58'00''$ West, 978.11 feet along an existing fenceline; thence North $58^{\circ}40'16''$ East, 174.10 feet along said fenceline; thence North $0^{\circ}45'44''$ West, 500.00 feet along said fenceline; thence North $42^{\circ}11'14''$ East, 260.40 feet along said fenceline; thence South $88^{\circ}21'22''$ West, 493.87 feet along said fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North $0^{\circ}03'07''$ West, 213.90 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North $0^{\circ}00'00''$ East, 159.06 feet along the West line of the Southeast Quarter of the Southeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $87^{\circ}27'48''$ East, 559.54 feet along an existing fenceline; thence North $3^{\circ}12'11''$ East, 260.02 feet along said fenceline; thence North $57^{\circ}09'10''$ West, 291.55 feet along said fenceline; thence North $0^{\circ}20'57''$ West, 920.72 feet along said fenceline; thence North $89^{\circ}16'03''$ East, 154.70 feet; thence North $1^{\circ}37'19''$ West, 26.90 feet to a point in an existing fenceline; thence North $88^{\circ}54'07''$ East, 811.77 feet along an existing fenceline to an existing tree which has been used as a fence corner; thence South $2^{\circ}13'22''$ East, 182.45 feet along an existing fenceline to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence South $0^{\circ}51'47''$ East, 1315.91 feet along an existing fenceline to the Southeast corner of said Section 3; thence South $1^{\circ}06'32''$ East, 2623.63 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 102.911 acres, including 1.754 acres of County Road right-of-way.