

BK: 2024 PG: 2744
Recorded: 11/12/2024 at 8:09:57.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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)

Jackson D. Lenocker
Caroline J. Lenocker
505 N.W. 5th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Ted R. Lenocker Family Trust

Grantee:

Jackson D. Lenocker
Caroline J. Lenocker

Legal description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A tract of land described as follows, to-wit: Commencing at a point 1,165.1 feet East of the South Quarter (S $\frac{1}{4}$) corner of Section 27, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence continuing East 1,252.59 feet, thence North 0°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1,295.17 feet along the North line of the South One-half of the South One-half of the Southeast Quarter (S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$) of said Section 27, thence South 03°10'4" East 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way.

STATE OF IOWA, COUNTY OF MADISON, ss:

We, Geraldine Lenocker and Russell D. Lenocker, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

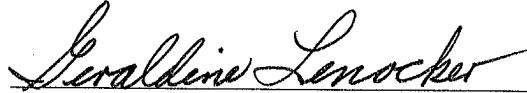
1. We are the co-trustees under the Ted R. Lenocker Family Trust to which the above-described real estate was conveyed to the trustees pursuant to a Trustee Warranty Deed recorded on September 24, 2021, in Book 2021, Page 4007, in the Office of the Recorder of Madison County, Iowa.
2. Geraldine Lenocker and Russell D. Lenocker are the presently existing trustees under the Trust. The above-described real estate is being conveyed to Jackson D. Lenocker and Caroline J. Lenocker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, in accordance with the authority of the trust instrument. The trustees are authorized to transfer the above-described real estate to the purchasers without any limitation or qualification whatsoever.
3. The Trust is in existence and Geraldine Lenocker and Russell D. Lenocker, as 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 trust is irrevocable, and none of the beneficiaries of the trust are deceased.

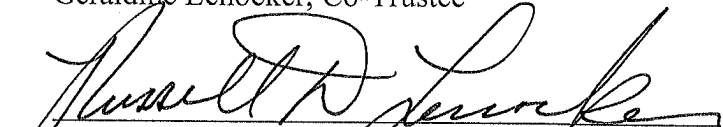
Further these affiants sayeth not.

Dated this 4th day of November, 2024.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

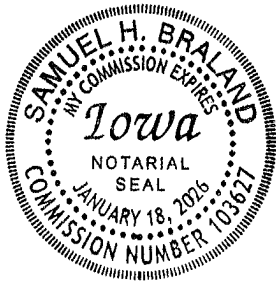
Dated: 4th day of November, 2024.

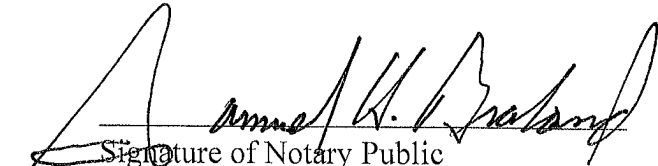

Geraldine Lenocker, Co-Trustee


Russell D. Lenocker, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 4th day of November, 2024, by Geraldine Lenocker and Russell D. Lenocker as Co-Trustees of the above entitled trust.




Signature of Notary Public