



Document 2025 126

Book 2025 Page 126 Type 06 009 Pages 2
Date 1/14/2025 Time 3:43:31PM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Jeffrey Scott Boston and Stacey Lynn Boston, 16616 Bear Creek Rd., Earlham,
IA 50072
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A parcel of land located in Outlot 17 of B.F. Allen's Addition to the City of Earlham (in the Southwest Quarter of the Southeast Quarter of Section 6), and the Northwest Quarter and the West Half of the Northeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 7-77-28; thence N 90°00'00" E 2437.51 feet to the Center of said Section 7, thence S 89°59'03" E 1323.89 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27'02" E 2639.70 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 7, thence N 0°27'02" E 37.60 feet along the East line of the Southwest Quarter of the Southeast Quarter of Section 6-77-28, which is the east line of Outlot 17 of B.F. Allen's Addition to the City of Earlham to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad line; thence N 87°47'52" W 936.08 feet along said Railroad R.O.W. line; thence S 0°37'18" W 71.61 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 7; thence S 0°37'18" W 803.31 feet; thence S 89°13'15" W 2814.01 feet to a point on the West line of the Northwest Quarter of said Section 7; thence S 0°45'31" W 1799.83 feet along the West line of the Northwest Quarter of said Section 7 to the point of beginning. Said parcel contains 175.699 acres, including 4.794 acres of road right-of-way EXCEPT A parcel of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a part of Lot 17 of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

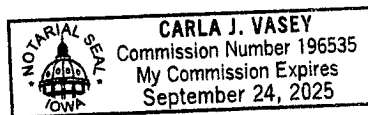
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Joyce E. Binns, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020, to which the above-described real estate was conveyed by Mildred Evelyne Ahnen pursuant to an instrument recorded September 2, 2020, in the Office of the Madison County Recorder in Book 2020 at Page 3303.
2. I am the presently existing Trustee under the Trust, and I am authorized to convey title to the above-described real estate to Jeffrey Scott Boston and Stacey Lynn Boston, 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. The Grantor of the Trust is Mildred Evelyne Ahnen.
5. Grantor, Mildred Evelyne Ahnen, died June 13, 2024.
6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Grantor, Mildred Evelyne Ahnen.
7. An Iowa inheritance tax return is required to be filed as a result of the death of Grantor, Mildred Evelyne Ahnen. All Iowa inheritance tax will be paid in full by this Trustee and an Inheritance Tax Clearance will be requested and received from the Iowa Department of Revenue.
8. The Trust is irrevocable. None of the residual beneficiaries of the Trust are deceased.

Joyce E. Binns
Joyce E. Binns, Affiant

Signed and sworn to (or affirmed) before me on January 14, 2025, by Joyce E. Binns as Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020.



Carla J. Vasey
Signature of Notary Public