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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: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Glenn S. Rowe and Beverly S. Rowe, 3163 110th Street, Lorimor, IA 50149

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Robert D. Newton as trustee of The Robert D. Newton Revocable Trust

Grantees: Glenn S. Rowe and Beverly S. Rowe

Legal Description: See Page 2

Document or instrument number of previously recorded documents: .



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Two (2), thence South $89^{\circ}56'$ West 1056.0 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), thence South $0^{\circ}04'$ East 78.8 feet to the Point of Beginning, thence continuing South $0^{\circ}04'$ East 53.2 feet, thence South $89^{\circ}56'$ West 165.0 feet, thence North $0^{\circ}04'$ West 48.4 feet, thence North $88^{\circ}16'$ East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; AND a tract of land located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2); thence North to the North line of said Section Two (2), thence East to the point of beginning; AND the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), EXCEPT the following-described tracts, to-wit:

1. The North 268.71 feet of the West 417.42 feet of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
2. The South $33\frac{1}{3}$ rods of the East 24 rods of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
3. A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the North Quarter ($\frac{1}{4}$) Corner of said Section Two (2), thence North $90^{\circ}00'$ East 417.42 feet along the Section line, thence South $00^{\circ}05'$ West 82.50 feet to the point of beginning, thence continuing South $00^{\circ}05'$ West 379.95 feet, thence South $90^{\circ}00'$ East 404.13 feet, thence North $00^{\circ}05'$ East 361.59 feet, thence North $87^{\circ}28'$ West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres;
4. Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa;
5. Parcel "K" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 0.29 acres, as shown in Plat of Survey filed in Book 2014, Page 3181 on December 18, 2014, in the Office of the Recorder of Madison County, Iowa;
6. That portion of the above-described real estate conveyed to the State of Iowa for highway purposes.

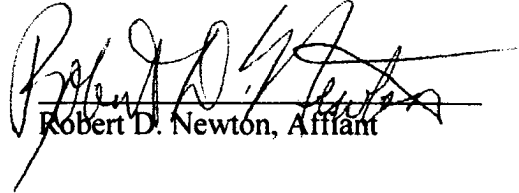
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Robert D. Newton, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the trustee under the The Robert D. Newton Revocable Trust dated December 1, 2020,

to which the above-described real estate was conveyed to the trustee by a Warranty Deed, pursuant to an instrument recorded December 1, 2020, in the office of the Madison County Recorder in Book 2020, Page 4605.

- 2 I am the presently the existing trustee under the Trust and I am authorized to convey real estate 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 alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Robert D. Newton, Affiant

Signed and sworn to (or affirmed) before me on January 31, 2025, by
Robert D. Newton.


Signature of Notary Public

