



LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072  
Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**AFFIDAVIT**

STATE OF IOWA :  
: SS  
MADISON COUNTY :

I, Helen A. Neal, being duly sworn on oath depose and state as follows, concerning the following described real estate, to-wit:

Parcel "A" located in the Northwest Quarter of the Northwest Fractional Quarter (NW¼ NWFr¼) of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 1.52 acres including 0.03 acres of public road right-of-way, as shown by the survey recorded in Book 2009, Page 2619, in the Office of the Recorder of Madison County, Iowa, AND a tract of land in said NW¼ described as follows: Beginning at the SW corner of said Parcel "A"; thence N89°34'35" E, 441.65 feet on the South line thereof to the SE corner of said Parcel "A"; thence S5°45'08" E, 20.08 feet; thence S89°34'35" W, 443.67 feet to the West line of said NW¼; thence N0°00'00" E, 20.00 feet on said West line to the Point of Beginning containing 0.20 acres including 0.02 acres of public road right-of-way.

1. Helen A. Neal is the trustee of the Helen A. Neal Trust dated January 14, 2004 to which the above described real estate was conveyed by Willis K. Neal and Helen A. Neal, husband and wife, pursuant to an instrument recorded on February 20, 2004 in Book 2004, Page 766, in the Office of the Recorder of Madison County, Iowa.

2. Helen A. Neal is the presently existing trustee under the Helen A. Neal Trust dated January 14, 2004, and the said Helen A. Neal as trustee is authorized to transfer the above described real estate to Kevin E. Sullivan and Christina M. Sullivan, husband and wife, without any limitation or qualification whatsoever.

3. The Helen A. Neal Trust dated January 14, 2004 is in existence and I, Helen A. Neal, as trustee am authorized to transfer 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.

Helen A. Neal  
Helen A. Neal

Subscribed and sworn to before me and in my presence by the said Helen A. Neal this 12<sup>th</sup> day of October, 2009.

[Signature]  
Notary Public in and for the State of Iowa.

