

Document 2007 4006

Book 2007 Page 4006 Type 06 033 Pages 3

Date 11/01/2007 Time 10:09 AM

Rec Amt \$17.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA



Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035, Phone: (515) 967-1769

Taxpayer Information: (Name and complete address)

Midwest Real Estate Partners, LLC, PO Box 309, DeSoto, IA 50069

Return Document To: (Name and complete address)

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035

Grantors:

A.J. Severeid, Trustee of the A & M Trust

Grantees:

Midwest Real Estate Partners, LLC

Legal description: See Page 3

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
SEE ATTACHED EXHIBIT A

State of Iowa County of Polk ss:

I, A.J. Severeid, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated January 22, 1988, to which the above-described real estate was conveyed to the trustee by Verna W. Cline Estate, pursuant to an instrument recorded the 4th day of March, 1988, in the office of the Madison County Recorder in Book 124, Page 117 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey by Correction Trustee Warranty Deed to Midwest Real Estate Partners, LLC

(describe the transfer to be made by the trustee to the bona fide purchaser), 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.

A.J. Severeid
A.J. Severeid Affiant

Signed and sworn to (or affirmed) before me on October 29, 07, by A.J. Severeid



[Signature]
Iowa, Notary Public

EXHIBIT A

The South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) **and** all that part of the West Half (1/2) of the Southeast Quarter (1/4) lying and being North of the right of way granted to the Des Moines, Winterset & Southwestern Railroad Company; **EXCEPT** all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) which lies South of the South line of the Public Highway known as Highway No. 92 and North of said Railroad right of way; **excepting from the East end thereof the portion at one time used for public highway which is now abandoned, containing ¾ acres, more or less;** all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa; **AND ALSO EXCEPT** a part of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), described as commencing at the Southwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 110.00 feet to the point of beginning, thence North 87°00' East 810.00 feet, thence North 0°00' 480.00 feet, thence South 87°00' West 810.00 feet to the West line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence South 0°00' 480.00 feet to the point of beginning containing 8.913 acres (the West line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29) is assumed to bear due North and South); **AND ALSO EXCEPT** a part of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and a part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-nine (29), described as beginning at the Southwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 110.00 feet, thence North 87°00' East 30.00 feet; thence South 0°00' 1,428.00 feet, thence South 87°00' West 30.00 feet to the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 1,318.00 feet to the point of beginning containing 0.982 acres.

EXCEPT that part thereof acquired by the State of Iowa for Highway Purposes.

Parcel "E" in the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 89°57'53" East 30.00 feet; thence North 00°02'07" East 320.45 feet; thence South 89°57'53" East 198.00 feet; thence South 00°02'07" West 665.98 feet to the South right of way of Iowa Highway No. 92; thence Northwesterly 253.79 feet along a 1179.00 foot radius concave Northeasterly with a 253.79 feet chord bearing North 63°54'42" West to a point on the West line of the Southwest Quarter of the Southeast Quarter of said Section 29; thence North 00°02'07" East 234.07 feet to the Point of Beginning containing 3.000 acres including 1.101 acres of Highway right of way.