

REC \$ 10.00  
AUD \$  
R.M.F. \$ 1.00

FILED NO. 4591  
BOOK 45 PAGE 91

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

98 MAY 20 PM 2:20

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone



INDIVIDUAL TRUSTEE'S AFFIDAVIT

SPACE ABOVE THIS LINE  
FOR RECORDER

RE: SEE ATTACHED EXHIBIT "A".

State of Iowa County of Madison ss:

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

1. I am the trustee under the Trust dated January 2, 19 88, to which the above-described real estate was conveyed to the trustee by Union State Bank pursuant to an instrument recorded the 6th day of November, 19 97, in the office of the Madison County Recorder in Deed Record 138, Page 205 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to Convey and sell said real estate to Max Steigleder

(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.

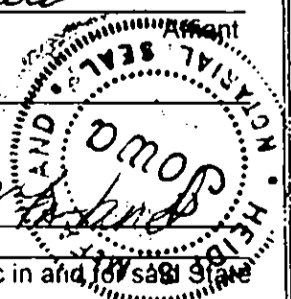
4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

A. J. Sevcrcid

Sworn to (or affirmed) and subscribed before me by A. J. Sevcrcid on this 18th day of May, 19 98

Blendi S. M...  
Notary Public in and for said State



## EXHIBIT "A"

Parcel "B" which is a part of the West Half (1/2) of the Northeast Quarter (1/4), the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) all in Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and includes all of Parcel "A", more particularly described as follows: Beginning at the Center of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 00°50'59" West 1314.87 feet along the East line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23); thence North 89°32'37" West 399.73 feet along the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23); thence North 37°35'32" West 1167.84 feet to a point on the East Right-of-Way line of U. S. Highway No. 169; thence North 89°11'00" West 190.35 feet to the West line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence North 00°48'56" East 397.26 feet to the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23); thence North 00°21'53" East 1310.35 feet to the Northwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23); thence South 89°21'46" East 992.98 feet along the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23); thence South 00°29'03" West 259.80 feet; thence South 89°16'18" East 599.91 feet; thence North 00°33'36" East 700.57 feet; thence North 89°19'43" East 279.50 feet to the West line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23); thence North 00°39'14" West 877.76 feet to the North Quarter (1/4) Corner of said Section Twenty-three (23); thence South 89°25'00" East 1323.39 feet to the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23); thence South 00°28'21" West 2615.69 feet to the Southeast Corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23); thence North 89°54'59" West 1301.73 feet to the Point of Beginning containing 139.950 acres including 7.448 acres of U. S. Highway No. 169 right-of-way and 3.424 acres of County Road right-of-way,

EXCEPT

Parcel "A" in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 23, Township 74 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Center of Section 23, Township 74 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence North 89°24'05" West 660.00 feet along an existing fence on the South line of the Southeast Quarter of the Northwest Quarter of said Section 23; thence North 00°00'00" East 660.00 feet; thence South 89°24'05" East 660.00 feet to the East line of the Northwest Quarter of said Section 23; thence South 00°00'00" East 210.00 feet along said East line; thence South 89°54'54" East 450.00 feet; thence South 00°00'00" East 450.00 feet to the South line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89°54'54" West 450.00 feet to the Point of Beginning containing 14.648 acres.