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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Roxanne Johnston, 2207 196th Court, Winterset, Iowa 50273

Richard Welch, 1762 W. Sierra Street, Casa Grande, Arizona 85122

Return Document To: (name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Roxanne Johnston as Trustee of the Blanche Welch Living Trust under Agreement dated August 17, 2000

Grantees:

Roxanne Johnston

Richard Welch

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

John E. Casper, ICIS# AT0001474

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North one-half (1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence North 89°49'42" West 204.48 feet along the North line of the Northwest Quarter of said Section 34 to the Point of Beginning: thence South 00°06'36" West 457.77 feet; thence North 89°49'42" West 308.84 feet; thence North 00°06' East 457.77 feet to a point on the North line of said Northwest Quarter; thence South 89°49'42" East 308.84 feet to the Point of Beginning containing 3.246 Acres including 0.234 of County Road right-of-way.

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Roxanne Johnston, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Blanche Welch Living Trust under Agreement dated August 17, 2000.

2. The above-described real estate was conveyed to the Trustee of the Blanche Welch Living Trust under Agreement dated August 17, 2000 pursuant to a Quit Claim Deed dated August 2, 1995, and recorded August 7, 1995, in the Office of the Madison County Recorder in Book 134 at Page 592.

3. I am the presently existing Trustee under the Blanche Welch Living Trust under Agreement dated August 17, 2000 and I am authorized to convey title to the above-described real estate to Roxanne Johnston and Richard Welch without any limitation or qualification whatsoever.

4. The Blanche Welch Living Trust under Agreement dated August 17, 2000 is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate free and clear of any adverse claims.

5. The Grantor of the trust died on June 11, 2011.

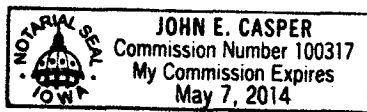
6. Under Iowa Code Section 450.22, an Iowa Inheritance Tax Return is not required to be filed because the Trust and/or the decedent's Estate does not have a federal estate tax filing obligation and all Trust assets are passed by the Trust solely to individuals who are statutorily exempt from Iowa Inheritance Tax under Iowa Code Section 450.9.

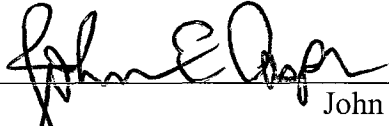
7. Neither the Estate of Blanche Welch, if any, or this Trust has any federal estate tax filing obligation.



Roxanne Johnston, Affiant

Signed and sworn to (or affirmed) before me on July 1, 2011 by Roxanne Johnston as Trustee of the Blanche Welch Living Trust under Agreement dated August 17, 2000.





John E. Casper,
Notary Public in and for the State of Iowa