



Document 2012 262

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

AFFIDAVIT

STATE OF IOWA)
) SS
MADISON COUNTY)

Comes now Samuel H. Braland, who on oath deposes and states as follows concerning the record chain of title to the following described real estate, to-wit:

The Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 3.000 acres, as shown in Plat of Survey filed in Book 2002, Page 4187 on August 27, 2002, in the Office of the Recorder of Madison County, Iowa.

1. I am an attorney-at-law licensed to practice law in the State of Iowa, and I maintain my office in the City of Earlham, Madison County, Iowa. Upon investigation, I have knowledge of the following facts concerning the chain of title to the above described real estate.

2. Pursuant to section 633A.3109, Code of Iowa, the trustees of the Marie Stanley Trust have caused the attached Trust Notice to be published for two (2) consecutive weeks in the *Winterset Madisionian*, a daily or weekly newspaper of general circulation published in Madison County, Iowa, the country in which the decedent, Marie Stanley was a resident at the time of death. At the direction of the trustees, a copy of the attached Trust Notice was mailed to the following named persons by ordinary mail on November 2, 2011. Said persons are the heirs at law of Marie Stanley, deceased, and the beneficiaries of the Marie Stanley Trust, to-wit:

Mary Jane Flynn
415 N. 2nd Street, Apt. 214
Winterset, Iowa 50273

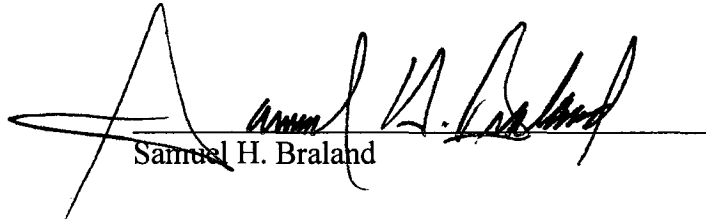
Ray R. Stanley
5133 Dawn Drive
Spearfish, SD 57783

Martha L. Brown
11 Shamrock Lane
Greenville, SC 29609

Elaine Kay Kephart
701 West Street
New Virginia, Iowa 50210


Ann Epperson
117 E. North Street
Winterset, Iowa 50273

Dated this 18th day of January, 2012.


Samuel H. Braland

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland this 18th day of January, 2012.




Notary Public in and For the State of Iowa.

STATE OF IOWA
SS.
Madison County

AFFIDAVIT OF PUBLICATION

TED GORMAN being duly sworn says he is publisher of WINTERSET MADISONIAN a once weekly paper of general circulation, published in Winterset, Iowa, and that the notice, a copy which is annexed and made part hereof, was correctly published in said paper.

for the period 2 consecutive weeks, the last publication thereof being

on the 9 day of Nov, 20 11.

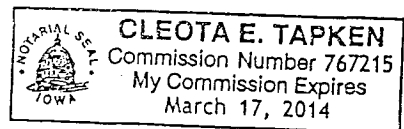
Ted Gorman

Subscribed and sworn to before me this

10 day of Nov, 20 11.

Cleota Tapken

NOTARY PUBLIC
in and for Madison County



Fee \$ 18.07

TRUST NOTICE

**IN THE MATTER OF THE TRUST OF:
MARIE STANLEY, Deceased.**

To All persons Regarding MARIE STANLEY, deceased, who died on or about October 3, 2011. You are hereby notified that Ann Marie Epperson and Elaine Kay Kephart are the trustees of the Marie Stanley Trust. That a probate administration is pending in the Iowa District Court For Madison County with regard to the above-referenced decedent's estate. Any action to contest the validity of the trust must be brought in the District Court of Madison County, Iowa, within the later to occur of sixty (60) days from the date of the second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent, spouse of the decedent and beneficiaries under the trust whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the decedent or the trust are requested to make immediate payment to the undersigned trustee and creditors having claims against the trust must mail them to the trustee at the address listed below via certified mail, return receipt requested, and unless so mailed by the later to occur of sixty (60) days from the second publication of this notice or thirty (30) days from the date of mailing this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated this 31st day of October, 2011.

MARIE STANLEY TRUST
Ann Marie Epperson, Trustee
117 E. North Street
Winterset, Iowa 50273
Elaine Kay Kephart, Trustee
701 West Street
New Virginia, Iowa 50210
Date of second publication: Nov. 9, 2011.

Samuel H. Braland
Attorney for Trustees
Nelson, Young & Braland
115 E. First St., P.O. Box 370
Earlham, Iowa 50072
Telephone (515) 758-2267