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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 To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**AFFIDAVIT OF TRUSTEES
AFFIDAVIT OF NONLIABILITY FOR FEDERAL ESTATE TAX
AND OF NONLIABILITY FOR IOWA INHERITANCE/ESTATE
TAX PURSUANT TO SECTION 450.22(4), CODE OF IOWA.**

STATE OF IOWA :
 :
 : SS
COUNTY OF MADISON :

Come now Shirley J. Leeper and Julie A. Henke who on oath depose and state:

We are making this Affidavit in connection with the chain of title to the following described real estate, to-wit:

An undivided one-half interest in and to:

The Southeast Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 2.176 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 494 on August 2, 1994, in the Office of the Recorder of Madison County, Iowa.

And

An undivided one-half interest in and to:

The East Half (1/2) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

- 1. Shirley J. Leeper and Julie A. Henke are the trustees of the Russell W. Leeper Trust dated December 18, 2009 to which the above described real estate was conveyed by Russell W. Leeper and Shirley J. Leeper, husband and wife, pursuant to instruments recorded on March 29, 2010 in Book 2010, Pages 634 and 635, in the Office of the Recorder of Madison County, Iowa.

- 2. Shirley J. Leeper and Julie A. Henke are the presently existing trustees under the Russell W. Leeper Trust dated December 18, 2009. Russell W. Leeper was the original trustee of said trust. Russell W. Leeper passed away on May 31, 2013, and pursuant to the terms of the trust, Shirley J. Leeper and Julie A. Henke are the successor co-trustees of said trust. Shirley J. Leeper and Julie A. Henke as trustees are authorized to transfer the above described real estate to Shirley J. Leeper as trustee of the Shirley J. Leeper Trust dated December 18, 2009 without any limitation or qualification whatsoever.

3. The Russell W. Leeper Trust dated December 18, 2009 is in existence, and Shirley J. Leeper and Julie A. Henke, as trustees, are authorized to transfer the above described real estate free and clear of any adverse claims.

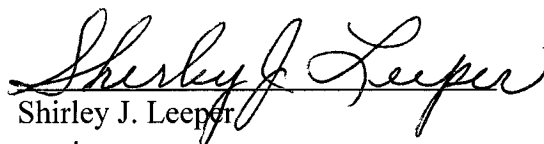
4. The grantor of the trust, Russell W. Leeper, passed away on May 31, 2013, and as a result of his death the trust is now irrevocable. None of the beneficiaries of trust, except Russell W. Leeper, are deceased.

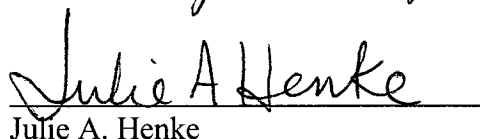
5. Pursuant to Section 450.22(3) of the Code of Iowa, no Iowa inheritance/estate tax return is required to be filed for Russell W. Leeper since (i) there is no federal estate tax filing obligation and (ii) all of the decedent's assets either were held in joint tenancy with right of survivorship solely between the decedent and individuals listed in Section 450.9 of the Code of Iowa as individuals that are entirely exempt from Iowa inheritance tax, or passed by beneficiary designation or pursuant to a trust intended to pass the decedent's property at death or through any other nonprobate transfer solely to individuals listed in Section 450.9 as individuals that are entirely exempt from Iowa inheritance tax.

6. This affidavit is filed pursuant to Section 450.22(4) of the Code of Iowa for the purpose of establishing of record nonliability for Iowa inheritance tax without the filing of an inheritance tax clearance. This affidavit is further filed to clear title to the real estate described herein.

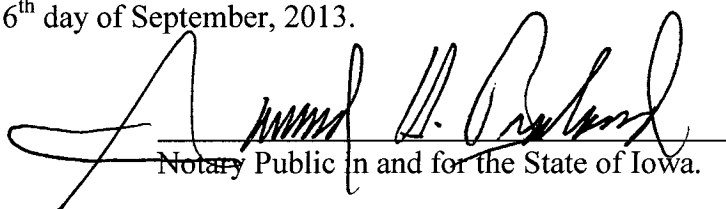
7. Form 706, United States Estate Tax Return, is not required to be filed for Russell W. Leeper.

Further these affiants sayeth not.


Shirley J. Leeper


Julie A. Henke

Subscribed and sworn to before me and in my presence by the said Shirley J. Leeper and Julie A. Henke this 16th day of September, 2013.


Notary Public in and for the State of Iowa.

