

Book 2013 Page 2855 Type 06 009 Pages 2 Date 9/25/2013 Time 10:23 AM

Rec Amt \$12.00

INDX \$ **ANNO SCAN**

CHEK

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 RELIANCE

STATE OF IOWA

: SS

COUNTY OF MADISON

Comes now Shirley J. Leeper, who on oath deposes and states:

I am 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 (½) of the Northwest Quarter (¼) of Section Five (5), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

- 1. The above described real estate was transferred to the trustee of the Russell W. Leeper Trust dated December 18, 2009 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. Russell W. Leeper died on May 31, 2013. As a result of the death of Russell W. Leeper, the successor trustees of the Russell W. Leeper Trust dated December 18, 2009 are transferring the above described real estate to Shirley J. Leeper as Trustee of the Shirley J. Leeper Trust dated December 18, 2009.
- 2. Shirley J. Leeper as Trustee of the Shirley J. Leeper Trust dated December 18, 2009 has relied on the Affidavit from the Co-Trustees of the Russell W. Leeper Trust dated December 18, 2009 which Affidavit was signed and acknowledged by said Co-Trustees on September 16, 2013. Shirley J. Leeper as Trustee of the Shirley J. Leeper Trust dated December 18, 2009 has received no notice and has no knowledge of any adverse claims arising out of the execution and recording of the deed from the trustees of the Russell W. Leeper Trust dated December 18, 2009.
- 3. This affidavit is given to establish reliance on the Affidavit of the Co-Trustees of the Russell W. Leeper Trust dated December 18, 2009 for all purposes contemplated under Section 614.14, Code of Iowa, and Title Standard 4.7 of the Iowa Land Title Standards.

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

WOTARIAL MANAGEMENT