



Document 2015 1021

Book 2015 Page 1021 Type 06 033 Pages 2  
Date 4/23/2015 Time 10:14 AM  
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION  
Official Form #113

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515)  
758-2267

41-

**Taxpayer Information:** (Name and complete address)

Jed S. Jungmann and Julie A. Jungmann, 1070 50th Street #7B, West Des Moines, IA  
50266

✓ **Return Document To:** (Name and complete address)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

**Grantors:**

Mabel M. King Trust dated  
January 2, 2007 by Breanna  
Young, Trustee

**Grantees:**

Jed S. Jungmann  
Julie A. Jungmann

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "D," a part of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 22, Township 77 North, Range 26 West of the 5th PM., Madison County, Iowa more particularly described as follows: Beginning at the Center of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 84°10'53" West 1321.07 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 22; thence North 00°06'37" East 403 .99 feet along the West line of said Southeast Quarter of the Northwest Quarter; thence North 72°52'39" East 645.68 feet; thence North 78°54'25" East 542.58 feet; thence North 04°30'21" East 18.41 feet; thence South 87°46'51" East 162.65 feet to a point on the East line of said Southeast Quarter of the Northwest Quarter; thence South 00°00'03" East 576.60 feet to the Point of Beginning, containing 15.64 acres including 0.70 acres of County Road right-of-way.



STATE OF IOWA, COUNTY OF MADISON, ss:

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

- I am the trustee under the Mabel M. King Trust dated January 2, 2007, to which the above-described real estate was conveyed to the trust by Mabel M. King and Vincent P. King by instrument filed in the Madison County Recorder's Office on January 12, 2007 at Book 2007, Page 168, and by Mabel M. King, Trustee of Vincent P. King Trust dated January 2, 2007 by instrument filed in the Madison County Recorder's Office on May 5, 2010 at Book 2010, Page 1016. Under the trust instrument, I was appointed successor trustee upon the death of Mabel M. King.
- I am the presently existing trustee under the Trust and I am authorized to convey the real estate by trustee warranty deed without any limitation or qualification whatsoever.
- 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.
- The grantor of the trust is not alive. Neither the Trust nor the grantor's estate will be subject to federal or state estate tax or state inheritance tax.
- The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Breanna Young, Trustee  
Breanna Young, Affiant

Signed and sworn to (or affirmed) before me this 22nd day of April, 2015,  
by Breanna Young, Trustee of the above-named trust.

**TIFFANY M. SCHRINER**  
Commission Number 766689  
My Commission Expires  
February 14, 2017

T. Schriener  
Signature of Notary Public