



Document 2015 1617

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Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Taxpayer Information: (Name and complete address)

Jonathan D. and Maradith A. Janssen
36251 Hull Court
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

James A. Ross Trust

Grantees:

Jonathan D. Janssen
Maradith A. Janssen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and a tract commencing at the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and running thence West 80 rods to the Southwest corner thereof, thence North on the Section line 18 rods, thence in a Southeasterly direction in a straight line to the point of beginning, all in Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

State of IOWA County of MADISON ss:

I, James A. Ross, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated December 17, 2009, to which the above-described real estate was conveyed to the trustee by James A. Ross, a single person, pursuant to an instrument recorded the 31st day of March, 2010, in the office of the Madison County Recorder in Book 2010, Page 690 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Jonathan D. Janssen and Maradith A. Janssen, husband and wife,

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

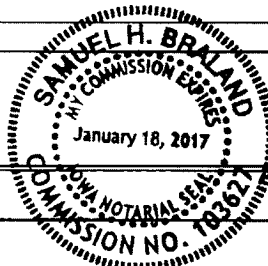
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~is not~~ alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

James A. Ross
James A. Ross Affiant

Signed and sworn to (or affirmed) before me on June 10, 2015, by James A. Ross



Samuel H. Braland
Samuel H. Braland, Notary Public