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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (name and complete address)

Thomas Noack, 15303 Whitmore Street, Bennington, NE 68007

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

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Grantees:

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number
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EXHIBIT "A"

Northwest Fractional Quarter (NW Fr ¼) of Section Four (4), Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the Survey of the Southeast Quarter of the Northwest Quarter (¼) of Section Four (4), Township Seventy-Seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 515 in the Office of the Madison County Recorder, Also described as follows: Beginning at the Southeast Corner of the Northwest Quarter of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" West along the South line of the Northwest Quarter of said Section Four (4), a distance of 200.00 feet; thence North 00°38'24" West parallel to the East line of the Northwest Quarter of said Section Four (4), a distance of 233.00 feet; thence South 90°00'00" East parallel to the South Line of the Northwest Quarter of said Section Four (4), a distance of 200.00 feet to a point on the East line of the Northwest Quarter of said Section Four (4); thence South 00°38'24" East along the East line of the Northwest Quarter of said Section Four (4), a distance of 233.00 feet to the Point of Beginning, Containing 1.07 acres including 0.15 acres of Road Right of Way, AND EXCEPT A tract of land in the Northwest Fractional Quarter (NW Fr ¼) of the Northwest Quarter (¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 937.44 feet along the West line of the Northwest Quarter (¼) of said Section Four (4); thence North 88°17'17" East 256.96 feet; thence North 00°53'02" West 331.88 feet; thence South 88°50'40" West 50.81 feet; thence North 00°00'27" East 597.44 feet to the North line of the Northwest Quarter (¼) of said Section Four (4); thence North 89°34'15" West 201.01 feet to the point of beginning. Said tract of land contains 4.714 Acres including 0.469 Acres of public highway right of way

EXHIBIT "B"

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND Exhibit "A" attached hereto

AND

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.004 acres, as shown in the Plat of Survey filed in Book 2001, Page 5045 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa

Jerrold B. Oliver, Attorney

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Exhibits "A" and "B".

STATE OF IOWA, COUNTY OF MADISON, ss:

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

1. I am the trustee under the Donald P. Noack Trust created under the Will of Donald P. Noack, Deceased, and the Eleanor Noack trust created under the Trust Agreement dated November 19, 2007, to which the above-described real estate was conveyed to the trustee by Eleanor Noack, pursuant to an instrument recorded the 20th day of November, 2007, in the office of the Madison County Recorder in Book 2007, Page 4207.

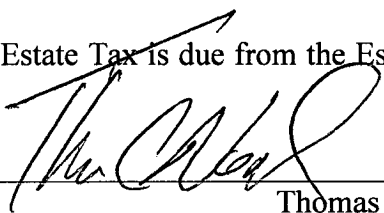
2. I am the presently existing trustee under the Trust and I am authorized to convey said real estate without any limitation or qualification whatsoever.

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.

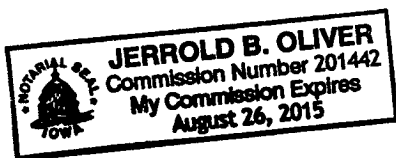
4. The grantor of the trust is not alive.

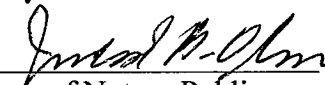
5. The trust is irrevocable, none of the beneficiaries of the trust are deceased, except Eleanor Noack.

6. No Iowa Inheritance Tax or Federal Estate Tax is due from the Estate of Eleanor Noack, Deceased.


Thomas Noack, Affiant

Signed and sworn to (or affirmed) before me this 26 day of June, 2015,
by Thomas Noack.




Signature of Notary Public