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Date 5/12/2017 Time 10:41:50AM

Rec Amt \$7.00

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (649RSS)

Rotture To: Michael S. Frels, 2607 Cumming Road, Winterset, IA 50273

Taxpayer Information: Michael S. Frels, 2607 Cumming Road, Winterset, IA 50273

Curt Oppel 201 Wastst ste 1000 Davenport It 52801

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Parcel One (1) located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 18.6377 acres, AND Parcel Two (2) located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.8816 acres, both parcels as shown in Plat of Survey filed in Book 1, Page 126 on December 1, 1977, in the Office of the Recorder of Madison County, Iowa, EXCEPT the East

100 feet of said tract Two (2), all subject to Easements of record

Address

2607 Cumming Road, Winterset, IA 50273

- I, Stephanie J. Jackman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:
 - 1. I am the trustee under the **Stephanie J. Jackman Trust**, to which the above-described real estate was conveyed to the trust pursuant to an instrument filed November 25-2009 in Book 2009, Page 3582.
 - 2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Michael S. Frels and Angela F. Frels, 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 grantors of the trust are alive.
 - 5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 5/3/17
STATE OF Jour)
COUNTY OF Dallas)

Stephanie J. Jackman, Attiage

On this day of _______, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Stephanie J. Jackman, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for said State

TERESA DAVIDSON
Commission Number 792015
My Commission Expires