

**BK: 2017 PG: 2639**  
**Recorded: 8/22/2017 at 3:25:56.0 PM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**  
**Recorder's Cover Sheet**

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

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

Jeff L. Toppin, 1678 State Highway 92, Winterset, IA 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Jack J. Jeffs Family Trust under Trust Agreement dated May 4, 2010

**Grantees:**

Jeff L. Toppin

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

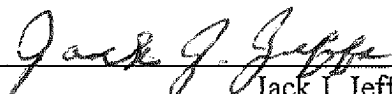
**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

RE: A tract of land located in the North Half (½) of the Northeast Fractional Quarter (¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.000 Acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 235 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Jack J. Jeffs, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Jack J. Jeffs Family Trust under Trust Agreement dated May 4, 2010, to which the above-described real estate was conveyed to the Trustee by Corrective Quit Claim Deed, pursuant to an instrument recorded October 1, 2013, in the office of the Madison County Recorder in Book 2013 at Page 2932.
2. I am the presently existing Trustee under the Trust and I am authorized to convey title to the above-described real estate to Jeff L. Toppin without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the trust is alive.
5. The trust is revocable.

  
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Jack J. Jeffs, Affiant

Signed and sworn to (or affirmed) before me on August 17, 2017, by Jack J. Jeffs, Trustee of the Jack J. Jeffs Family Trust under Trust Agreement dated May 4, 2010.



  
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Signature of Notary Public