



Document 2017 3423

Book 2017 Page 3423 Type 06 033 Pages 2
Date 11/01/2017 Time 12:20:27PM
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 No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Brent Voss and Teresa Voss
33464 Delta Trail
Dexter, Iowa 50070

Return Document To: (Name and complete address)

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

Grantors:

James A. Ross Trust

Grantees:

Brent Voss
Teresa Voss

Legal description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Commencing at the Southeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, running thence West along the South side of said quarter-section line a distance of 1166 feet to the existing North and South fence at that point, thence North along said fence line 571 feet, thence East 155 feet, thence North approximately 412 feet to the South line of the Chicago, Rock Island and Pacific Railroad right-of-way, thence Southeasterly along the South line of said railroad right-of-way, to the East line of said 80 acre tract, thence South along said East line approximately 589 feet to the point of beginning.



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 James A. Ross 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 on March 31, 2010 in Book 2010, Page 689, in the Office of the Recorder of Madison County, Iowa, and by Sandra J. Simmer, a single person, pursuant to an instrument recorded on May 17, 2017 in Book 2017, Page 1564, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Brent Voss and Teresa Voss, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, without any limitation of 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 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

This record was acknowledged before me on October 30, 2017 by James A. Ross.

T. Schriener
Signature of Notary Public.

