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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

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Address Tax Statement: Jacob K. Johnston, 1187 Earlham Road, Earlham, Iowa 50072

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AFFIDAVIT OF TRUSTEES

STATE OF IOWA :
: SS
COUNTY OF DALLAS :

Come now Carol S. Menke and Joseph E. Menke, who on oath depose and state:

We are making this Affidavit in connection with the chain of title to the following described real estate, to-wit:

A parcel of land described as follows: Beginning at the Southeast corner of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence West 944.60 feet, thence N10°24'28"E 462.54 feet, thence N73°19'00"E 62.59 feet, thence N36°19'35"E 190.37 feet, thence N05°43'52"E 616.57 feet, thence N89°46'06"E 279.42 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (1/4) (Also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less, including County roads, and 23.29 acres, more or less, excluding county road; EXCEPTING therefrom a tract of land described as follows:

Commencing at the Southeast corner of said Section Twelve (12), thence along East line of the Southeast Quarter (1/4) of said Section, N00°09'28"E 935.81 feet to the point of beginning, thence N86°02'43"W 342.68 feet, thence N00°33'14"E 222.46 feet, thence N87°56'39"W 9.76 feet, thence N00°23'27"W 58.64 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way.

1. Carol S. Menke and Joseph E. Menke are co-trustees of the Carol S. Menke Living Trust dated March 31, 2015 to which the above described real estate was conveyed to the co-trustees pursuant to an instrument recorded on April 14, 2015 in the Office of the Recorder of Madison County, Iowa, in Book 2015, Page 935.

2. Carol S. Menke and Joseph E. Menke are the presently existing co-trustees under the Carol S. Menke Living Trust dated March 31, 2015, and they are authorized to transfer the above described real estate to Jacob K. Johnston and Angelia L. Johnston without any limitation or qualification whatsoever.

3. The Carol S. Menke Living Trust dated March 31, 2015 is in existence, and Carol S. Menke and Joseph E. Menke are 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 August 11, 2018.

Carol S. Menke

Carol S. Menke

Joseph E. Menke

Joseph E. Menke

Signed and sworn to before me on August 11, 2018, by Carol S. Menke and Joseph E. Menke as Co-Trustees of the Carol S. Menke Living Trust dated March 31, 2015.

Shawn Dant

Notary Public in and for the State of Iowa.

