

BK: 2018 PG: 4023
Recorded: 12/10/2018 at 11:48:20.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLEASE RETURN TO: MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES P.O. BOX 657 DES MOINES, IA 50303-0657
Prepared by: Ryan K. Gurwell, A&R Land Services, 1609 Golden Aspen Dr., Suite 104, Ames, IA 50010 (515)337-1197

TRUSTEE'S AFFIDAVIT

RE: **See Exhibit A, page 2**

STATE OF Iowa, COUNTY OF Madison, ss:

I, Joni J. Hopkins f/k/a Joni J. Reed, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Robert and Helen Hester Revocable Trust, Dated January 9, 1997, to which the above-described real estate was conveyed to the trustee by Robert L. Hester and Helen M. Hester, husband and wife, pursuant to an instrument filed January 10, 1997 in Book 137, Page 137 of the Madison County Recorder's Office.

2. I am the presently existing trustee under the Trust and I am authorized to sell, lease, grant easements and make other agreements affecting the above 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 alive, or if deceased, no federal estate tax is owed as a result of grantor's death, and no Iowa inheritance tax is owed as a result of grantor's death.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Joni J. Hopkins

Joni J. Hopkins f/k/a Joni J. Reed, Affiant

Signed and sworn to (or affirmed) before me this
by Joni J. Hopkins f/k/a Joni J. Reed.

30 day of November, 2018,

Cliff Song

Signature of Notary Public

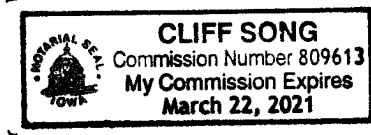


EXHIBIT A

Legal Description of the Property

Tract 1: The West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa.

Tract 2: The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.