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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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Todd A. Elverson, 700 2nd Avenue, Des Moines, IA 50309

Phone: (515) 243-1914

Taxpayer Information: (Name and complete address)

John Agan, Trustee under the Raymond John Agan Living Trust, 275 Hughey Lane, Bayesville,
AR 72501

Return Document To: (Name and complete address)

Todd A. Elverson, 700 2nd Avenue, Des Moines, IA 50309

Grantors:

John Agan, Trustee under the
Raymond John Agan Living
Trust

Grantees:

Charla Schapfel
Steve Agan
John Agan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached lengthy legal as "Exhibit A".

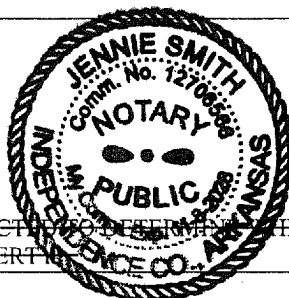
STATE OF ARKANSAS, COUNTY OF INDEPENDENCE, ss:

I, John Agan, Trustee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Raymond John Agan Living Trust Trust dated February 12, 2003, to which the above-described real estate was conveyed to the trustee by Raymond John Agan pursuant to an instrument recorded on MADISON County Recorder in IOWA (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey to an undivided one third interest to John Agan, Steve Agan, and Charla Schapfel in property described on Exhibit "A" attached hereto 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/ is not alive.
5. Form 706, United States Estate Tax return, IS NOT * required to be filed as a result of the death of the Grantor.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

John Agan, Trustee, Affiant

Signed and sworn to (or affirmed) before me on 4-8-2019, by John Agan, Trustee



Jennie Smith, Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

EXHIBIT A

The Fractional Northeast Quarter (¼), AND the East Twenty-two (22) acres of the Southeast Quarter (¼) of the Northwest Quarter (¼), AND the East Half (½) of the Southwest Quarter (¼), AND the Northeast Quarter (¼) of the Southeast Quarter (¼), AND the West Half (½) of the Southeast Quarter (¼), ALL in Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts of land, to-wit:

1. A tract of land located in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) and in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) and conveyed to the State of Iowa for Road Purposes as shown in Warranty Deed filed in Book 89, Page 348 on April 21, 1959, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼), of said Section Six (6), containing 3.037 acres, as shown in Plat of Survey filed in Book 2, Page 699 on June 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "B" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) as shown in Plat of Survey filed in Book 3, Page 545 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.336 acres, as shown in Plat of Survey filed in Book 2, Page 106 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa;

AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.961 acres and more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), thence along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼), South 89°35'49" East 391.72 feet; thence South 00°15'52" West 329.90 feet; thence North 89°35'49" West 390.20 feet to the West line of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence along said West line North 00°00'00" 329.91 feet to the Point of Beginning;

AND

The Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 577 on May 12, 2000, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the North Half (½) of the Southwest Quarter (¼) and in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 81.943 acres, as shown in Plat of Survey filed in Book 2010, Page 1898 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa;
