

BK: 2019 PG: 2293
Recorded: 7/26/2019 at 4:06:39.0 PM
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
Recorder's Cover Sheet

Preparer Information:

Nicholas Cooper, Whitfield & Eddy, P.L.C., 699 Walnut Street, Suite 2000, Des Moines, IA 50309; (515) 288-6041

Taxpayer Information:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Return Address:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Grantors:

James M. Tyler, as trustee of the James M. Tyler Trust, under Trust Agreement dated August 15, 2017

Grantees:

Steven C. Johnson, as trustee of the Steven C. Johnson Revocable Trust
Teresa L. Johnson, as trustee of the Teresa L. Johnson Revocable Trust

Legal Description: See Exhibit A, p. 3

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

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Exhibit A

STATE OF IOWA, COUNTY OF POLK, ss:

I, James M. Tyler, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the James M. Tyler Trust dated August 15, 2017, to which the above-described real estate was conveyed to the trustee by James M. Tyler and Dixie L. Tyler, a married couple, pursuant to (1) an instrument recorded August 15, 2017, in the office of the Madison County Recorder in Book 2017, Page 2539; and (2) an instrument recorded November 21, 2017, in the office of the Madison County Recorder in Book 2017, Page 3671.
- 2. I am the presently existing trustee under the Trust and I am authorized to sell the above-described 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.
- 5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

James M. Tyler

 James M. Tyler, Affiant

Signed and sworn to (or affirmed) before me on July 26, 2019, by James M. Tyler.

Tara L. Smith

 Signature of Notary Public



EXHIBIT A

The Southwest Quarter (¼) of the Southwest Quarter (¼), except that part thereof lying North and West of Middle River; AND all that part of the Southeast Quarter (¼) of the Southwest Quarter (¼) lying South and West of Middle River (containing about 9 acres), all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND a tract of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 23 rods South of the Northwest corner of said Section Twenty-one (21) and running thence North to the said Northwest corner, thence East 25 rods, thence Southwesterly in a straight line to the point of beginning.

AND

A parcel of land located in the East Half (½) of the Southeast Quarter (¼) of Section Twenty (20), Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.993 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990, in the Office of the Recorder of Madison County, Iowa.

AND

The East Half (½) of the Northeast Quarter (¼) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty (20), containing 27.27 acres, and more particularly described as follows, to-wit: Commencing at the Northwest corner thereof and running thence East 16 chains, thence South 2.8 chains, thence South 78½° West 3.32 chains, thence North 41½° West 2.49 chains, thence South 70° West 2.50 chains, thence South 33° West 8.53 chains, thence South 10.25 chains to the South line of said 40 acres, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning; AND the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty (20), INCLUDING Parcel "B" located therein, containing 4.01 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 886 on March 23, 2018 in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of a tract of land located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990 in the Office of the Recorder of Madison County, Iowa.