

Recorded: 3/29/2023 at 10:44:58.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 675

TRUSTEES' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, Iowa 50644
Phone: (319) 334-4488

Taxpayer Information: (name and complete address)

J & J Allen Farm, LLC
8221 Autumn Acres Dr.
Rockford, MI 49341

Return Document To: (name and complete address)

Same as Taxpayer

Grantors:

Jean Marie Possehl and Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust

Grantees:

J & J Allen Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Attached Exhibit A.

STATE OF TEXAS, COUNTY OF Collin, ss:

I, Jean Marie Possehl, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1. I am the trustee under the Allen Irrevocable Trust trust dated February 25, 2017, to which the above-described real estate was conveyed to the trustee by Robert J. Allen and Dorothy M. Allen, pursuant to an instrument recorded May 25, 2017, in the office of the Delaware County Recorder in Book 2017 Page 1479.
2. I am the presently existing trustee under the Trust and I am authorized to sell to buyer 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 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.

Jean Marie Possehl
Jean Marie Possehl, Affiant

Signed and sworn to (or affirmed) before me on December 15, 2022 by Jean Marie Possehl.

Signature of Notary Public

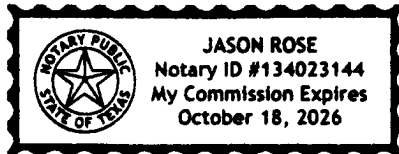


EXHIBIT A

ALL RIGHT TITLE AND INTEREST TO THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IOWA, TO WIT:

ALL THAT PART OF THE NORTH ONE-HALF (N ½) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FR ¼) OF SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M. LYING NORTH OF THE RAILROAD RIGHT-OF-WAY IN DELAWARE COUNTY, IOWA.

AND

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE MINNESOTA AND NORTH WESTERN RAIL ROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED OVER AND ACROSS SAID SECTION 19.

ALSO:

TWO STRIPS OF LAND, EACH 25 FEET IN WIDTH, LYING ON EACH SIDE OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND, AND LYING BETWEEN LINES DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT POINTS THEREON DISTANT 600 FEET AND 1,600 FEET, RESPECTIVELY, EASTERLY, FROM THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 19.

ALSO:

A STRIP OF LAND 50 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT A POINT THEREON DISTANT 467.8 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19.

AND

ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR ¼) LYING SOUTH OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY, OF SECTION NINETEEN (19), IN TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN, CONTAINING 118 ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY, SUBJECT TO EASEMENT FOR ELECTRIC TRANSMISSION LINE TO CENTRAL STATES POWER AND LIGHT CORPORATION, RECORDED IN BOOK F, PAGE 287 OF MISCELLANEOUS RECORDS OF DELAWARE COUNTY, IOWA, WHICH HAS BEEN ASSIGNED TO INTERSTATE POWER COMPANY.

(EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST TO A POINT 38 RODS WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH 18 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF TO THE WEST LINE THEREOF, THENCE SOUTH TO THE PLACE OF BEGINNING, IN SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN).