

BK: 2022 PG: 1759
Recorded: 6/10/2022 at 8:52:28.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Jodie M. Ross
7160 Birdseye Road
Helena, Montana 59602

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

James A. Ross Trust dated December 17, 2009

Grantee:

Jodie M. Ross

Legal description: See Page 2

Document or instrument number of previously recorded documents:

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
AFFIDAVIT OF NONLIABILITY FOR FEDERAL ESTATE TAX
AFFIDAVIT OF NONLIABILITY FOR IOWA INHERITANCE/ESTATE TAX**

RE: The North 21 rods and 6 feet of the Southwest Quarter (¼), and the Northwest Quarter (¼) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT one acre described as follows: Commencing at a point 17 rods East of the Northwest corner of the East Half (½) of said Northwest Quarter (¼), and running thence South 4 rods, thence East 40 rods, thence North 4 rods, thence West 40 rods to the place of beginning, AND EXCEPT Parcel "A" located in the Northwest Quarter (¼) of said Section Fifteen (15), containing 10.965 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa.

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK, ss:

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

1. I am the trustee under the James A. Ross Trust dated December 17, 2009, to which the above described real estate was conveyed to the trustee by James A. Ross, a single person, pursuant to an instrument recorded on March 31, 2010, in Book 2010, Page 687, in the Office of the Recorder of Madison County, Iowa.
2. I am the presently existing trustee under the Trust. The above described real estate is being transferred and distributed to Jodie M. Ross in accordance with the terms of the trust agreement as a result of the death of the grantor of the trust, James A. Ross, on October 18, 2021. I am authorized to transfer the above described real estate to Jodie M. Ross 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. James A. Ross was the original trustee of the trust. James A. Ross died on October 18, 2021. This trustee, Jodie M. Ross, is the sole successor trustee in accordance with the terms of the trust instrument.
5. The grantor of the trust, James A. Ross, is deceased. As a result of the death of James A. Ross the trust became irrevocable. None of the beneficiaries of the trust are deceased, except James A. Ross.
6. Form 706, United States Estate Tax Return, is not required to be filed as a result of the death of the grantor, James A. Ross.

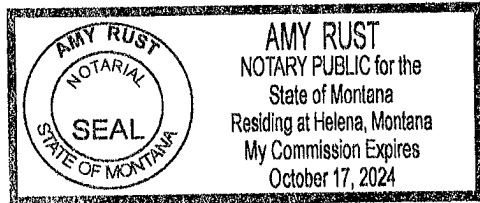
7. An Iowa Inheritance/Estate Tax Return is not required to be filed pursuant to Section 450.22(2) and (3), Code of Iowa, as a result of the death of the grantor, James A. Ross.

Further this affiant sayeth not.

Dated this 1 day of June, 2022.

Jodie M. Ross
Jodie M. Ross, Affiant

Subscribed and sworn to before me and in my presence by the said Jodie M. Ross
this 1 day of June, 2022.



A Rust
Notary Public in and for the State of Montana