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Book 2022 Page 2534 Type 06 033 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: G 5 Farms, LLC, 31166 Vintage Lane, Waukee Iowa 50263

✓ **Return Document To:** G 5 Farms, LLC, 31166 Vintage Lane, Waukee Iowa 50263

Grantors: Lynne M Grossman Living Trust

Grantees: G 5 Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Description Attached

STATE OF IOWA, COUNTY OF MADISON, ss:

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

1. I am the trustee under the Lynne M. Grossman Living Trust to which the above-described real estate was conveyed to the trustee by Mark C. Grossman and Lynn M. Grossman, Husband and Wife, pursuant to an instrument recorded in Book 2012, Page 3371 on November 8, 2012 and Book, Page 3599 on November 30, 2012, in the office of the Madison County Recorder.
2. I am the presently existing trustee under the Trust and I am authorized to convey said 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.

Lynne M. Grossman

Lynne M. Grossman, Affiant

Signed and sworn to (or affirmed) before me on Aug 25, 2022, by
Lynne M. Grossman.

Jerrold B. Oliver
Signature of Notary Public

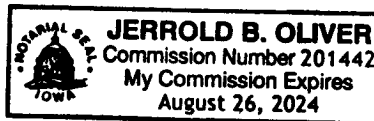


EXHIBIT "A"

Lots Five (5) and Six (6) and all that part of Lots Seven (7) and Eight (8) lying North of the public road, of the Irregular Survey of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34); and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) except 2 acres lying North and West of Middle River, and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of Middle River, in Section Thirty-five (35), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

A tract of land located in the North-half $\frac{1}{2}$ of the Southwest Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34); and in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., more particularly described as follows, to-wit: Commencing at the Northwest Corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), thence due South 2 chains, thence West 11° South 11 chains, thence South 35° West 4.60 chains, thence West 7° North 7.60 chains, thence West 35° South 6 chains, thence West 1° South 4 chains, thence North 28° West 3.70 chains, thence West 3° South 12.30 chains to the West line of the East One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), thence South along said West line 7.50 chains to the center of the main channel of Middle River, thence following the center of the main channel of Middle River easterly to the point where the main channel of Middle River crosses the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence westerly along the half-section line of said Sections Thirty-five (35) and Thirty-four (34) to the point of beginning.
