



Document 2022 378

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: Aura E. Whitney-Jackson, Trustee, 220 S 31st Ave., Apt 3200, Omaha, NE 68131 121576

AFFIDAVIT OF TRUSTEE

STATE OF Nebraska)
) ss:
COUNTY OF Douglas)

Re: The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as surveyed, platted and recorded.

AND

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Nine (29), in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT

all that portion of the following-described real estate lying North of Middle River as the same now runs through said real estate as follows:

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Nine (29) in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa.

I, Aura E. Whitney-Jackson, being first duly sworn and under oath state of my personal knowledge that:

1. I was Successor Trustee of the **ANDREW F. JACKSON TRUST DATED SEPTEMBER 11, 2008, AS AMENDED**. ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustee pursuant to an instrument recorded in the office of the Madison County Recorder.

2. I had express authorization to perform any and all tasks related to the transfer of the real estate above referenced and to convey the above-described real property to Aura E. Whitney-Jackson, Trustee of the Aura E. Whitney-Jackson Trust dated September 11, 2008, as amended by a Trustee Warranty Deed, without any limitation or qualification whatsoever when I transferred the property on February 27, 2019 in a Trustee's Warranty deed filed February 28, 2019 in Book 2019 at Page 667 in the Madison County Recorder's Office.

3. The Trust was in existence, and I was authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims at the time of the transfer.

4. The grantor of the Trust, Andrew F. Jackson died June 23, 2018. The remaining beneficiaries of the Trust were alive on the date of Transfer.

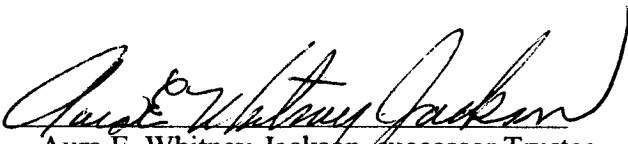
5. Form 706, United States Estate Tax return, was not required to be filed as a result of the death of the Grantor.

6. An Iowa inheritance tax return was not required to be filed as a result of the death of the Grantor pursuant to Iowa Code Section 450.22 subsection 3.

Dated: 1-20-, 2022.

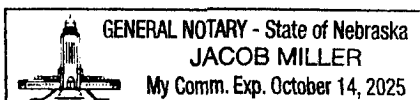
**Andrew F. Jackson Trust dated September 11,
2008, as amended**

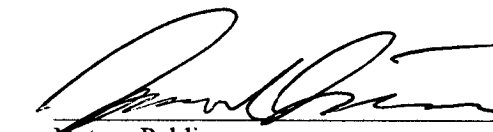
By:


Aura E. Whitney-Jackson, successor Trustee

STATE OF Nebraska)
COUNTY OF Douglas) ss:

Signed and sworn to (or affirmed) before me on January 20, 2022, by
Aura E. Whitney-Jackson, successor Trustee of the Andrew F. Jackson Trust dated September 11, 2008, as
amended.




Notary Public