



Document 2022 707

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
GREGGORY AND KATHERINE LESTER, 2459 Willow Bend Trail, St. Charles, Iowa 50240 File #38928-21-RFB (rfb)

TRUSTEE'S AFFIDAVIT

CTB 122404

Legal: $\frac{1}{4}$ A tract of land located in the North Half of the Northeast Quarter of the Southwest Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 14, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit:

Commencing at a point 140 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 14, thence South 286 feet on the West line of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence East 798 feet to the center of the public highway extending through said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence Northwesterly along the center of said public highway to a point 140 feet South of the North line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence West parallel to the said North line approximately 725 feet to the point of beginning



Address: 2459 Willow Bend Trail, St. Charles, Iowa 50240

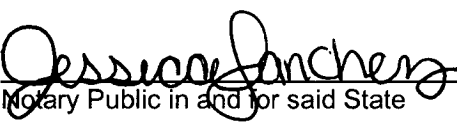
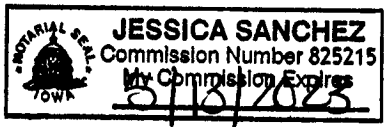
The undersigned, being first duly sworn and under oath, states of the undersigned's own personal knowledge that:

1. I am the Trustee of the **Velva L. Lee Trust**, to which the above-described real estate was conveyed by deed filed of record December 20, 2021, in Book 2021, Page 5161, of the Madison County, Iowa, Recorder's Office.

2. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
3. I was a single person at the time the Trust was created. I have not married since the above-described real estate was conveyed to the Trust and no person has any claim of homestead or elective share against the above-described real estate.
4. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to **Greggory Zames Lester and Katherine Lavonne Lester** without any limitation or qualification whatsoever, free and clear of any adverse claims.
5. I have no knowledge of adverse claims prior the deed from the Trustee.
6. The Settlor of the Trust is alive.
7. The Trust is revocable.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Sworn to and subscribed before the notary below.

STATE OF IOWA)) SS: COUNTY OF POLK) On this <u>1</u> day of <u>March</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Velva L. Lee, as Trustee of the Velva L. Lee Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.  _____ Notary Public in and for said State	Dated: <u>3/1/22</u>, 2022  _____ Velva L. Lee, as Trustee of the Velva L. Lee Trust 
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