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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

☞ **Return To** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995,  
c/o Mary K. Beavers, Co-Trustee, 162 S. 61st Street, West Des Moines, IA 50266  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912

### **AFFIDAVIT EXPLANATORY OF TITLE**

Relating to the Title to:

**The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5),  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,  
Madison County, Iowa.**

**AND**

**The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5),  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,  
Madison County, Iowa.**

**AND**

**Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4) in  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,  
Madison County, Iowa.**

**AND**

**Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Five (5),  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,  
Madison County, Iowa.**

**AND**

**Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

**AND**

**Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

**AND**

**North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa.**

STATE OF IOWA                    )  
  ) ss  
COUNTY OF MADISON        )

I, Jane E. Rosien, being first duly sworn, do upon oath depose and state:

1. I am a practicing attorney in the State of Iowa and am well and truly acquainted with the Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995.

2. Jane Otton, Margaret H. Shearer and Mary K. Beavers are the Co-Trustees of Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995.

3. Wherever in the chain of title for the above-described parcels of real estate the names Carita A. Kelleher Family Trust, Carita Kelleher Family Trust and Kelleher Family Trust appear, they refer to one and the same entity, to wit, the Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995.

4. The Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995 is and should be shown as the record titleholder of the above-described parcels of real estate situated in Madison County, Iowa.

5. Mary K. Beavers is also known as Mary Kelleher Beavers and was formerly known as Mary L. Kelleher. Wherever in the chain of title of the above-described real estate the names Mary K. Beavers, Mary Kelleher Beavers or Mary L. Kelleher appear, they refer to one and the same person, to wit, Mary K. Beavers.

6. Jane Otton is also known as Jane A. Otton. Wherever in the chain of title of the above-described real estate the names Jane Otton and Jane A. Otton appear, they refer to one and the same person, to wit, Jane Otton.

7. I have no interest in this matter to establish these facts of record.

Further, this Affiant sayeth not.

*Jane E. Rosien*

Jane E. Rosien

Subscribed and sworn to before me by Jane E. Rosien on this 16<sup>th</sup> day of January 2024.



*Carla J. Vasey*

Notary Public in and for the State of Iowa