



Document 2024 3122

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,  
Phone: 5154623731

**Return Document To:** Kyle Weber, PO Box 230, Winterset, IA 50273

**Grantors:** Bruce W. Baker

**Grantees:**

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**Prepared By and Return To: Kyle Weber, Jordan, Oliver, Walters & Smith, PC, PO Box 230, Winterset, IA 50273**



## **AFFIDAVIT**

TO WHOM IT MAY CONCERN:

STATE OF IOWA, POLK COUNTY, ss:

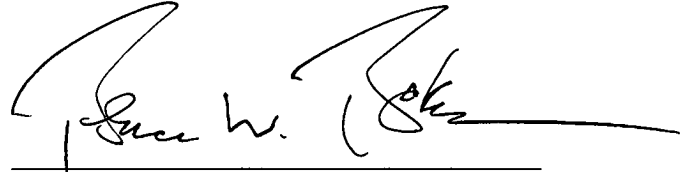
I, Bruce W. Baker, Attorney, first being duly sworn (affirmed) upon oath depose and state:

1. That I am an Attorney licensed to practice real estate in the State of Iowa.
2. That I am the attorney of record in the Estate and Trust Proceedings for Frederick C. James and the Frederick C. James 2000 Trust.
3. That all federal estate tax has been paid from the estate of the Decedent.
4. That this Affidavit is given to clear any cloud of title and to ensure that there is no federal tax lien affect the following described real estate:

Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-two (22), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; AND the South Three-Fourths ( $\frac{3}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22); AND Lot Two (2) of Everett Decker Subdivision, located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15); EXCEPT Parcel "D" located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22), containing 4.11 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E"

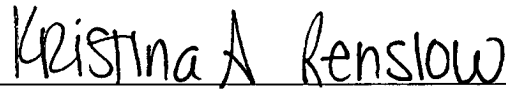
located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), containing 5.86 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa.

Dated on December 20, 2024.



Bruce W. Baker, Affiant

Signed and sworn to (or affirmed) before me on December 20, 2024, by Bruce W. Baker.



Signature of Notary Public

