

BK: 2018 PG: 1539
Recorded: 5/17/2018 at 11:17:01.0 AM
Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLEASE RETURN TO: MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES P.O. BOX 657 DES MOINES, IA 50303-0657
Prepared by: Ryan K. Gurwell, A&R Land Services, 1609 Golden Aspen Dr., Suite 104, Ames, IA 50010 (515)337-1197

TRUSTEE'S AFFIDAVIT

RE: See Exhibit A, page 2

STATE OF Iowa, COUNTY OF Madison, ss:

I, Shirley J. Leeper, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Shirley J. Leeper Trust Dated December 18, 2009, to which the above-described real estate was conveyed to the trustee by Shirley J. Leeper and Russell W. Leeper, wife and husband, pursuant to an instrument filed March 29, 2010 in Book 2010, Page 638, and by Shirley J. Leeper and Julie A. Henke, Co-Trustees of the Russell W. Leeper Trust Dated December 18, 2009, pursuant to an instrument filed September 25, 2013 in Book 2013, Page 2853, all in the Madison County Recorder's Office.

2. I am the presently existing trustee under the Trust and I am authorized to sell, lease, grant easements and make other agreements affecting the above real estate without any limitation or qualification whatsoever.

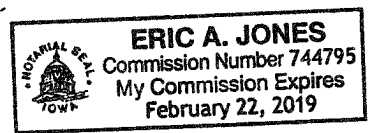
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the Trust is alive, or if deceased, no federal estate tax is owed as a result of grantor's death, and no Iowa inheritance tax is owed as a result of grantor's death.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Shirley J. Leeper
Shirley J. Leeper, Affiant

Signed and sworn to (or affirmed) before me this 27 day of April, 2018,
by Shirley J. Leeper.



Eric Jones
Signature of Notary Public
My commission expires: 2-22-2019

EXHIBIT A

Legal Description of the Property

Tract 1: The Southeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

Tract 2: The South Half (1/2) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section nine (9), containing 2.176 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 494 on August 2, 1994, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, Page 2245 on July 30, 2013, in the Office of the Recorder of Madison County, Iowa.