

BK: 2018 PG: 1696
Recorded: 5/30/2018 at 8:04:01.0 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, Peggy A. Wells, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Robert C. Wells Residuary Trust, to which the above-described real estate was conveyed to the trustee by Robert C. Wells Estate, pursuant to an instrument filed June 21, 2000 in Book 142, Page 651 of 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. Robert C. Wells passed away on Feb 3, 2000.

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

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

Peggy A. Wells

Peggy A. Wells, Affiant

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Signed and sworn to (or affirmed) before me this ___ day of April, 2018,
by Peggy A. Wells.



Cliff Song

Signature of Notary Public

My commission expires: 03/22/21

EXHIBIT A

Legal Description of the Property

Tract 1: The Northwest Quarter of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa;

AND

Tract 2: The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.