

BK: 2019 PG: 387
Recorded: 1/30/2019 at 11:08:00.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
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 Dallas, ss:

I, William W. Hunter, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Keystone Revocable Trust under agreement dated December 18, 2007, to which the above-described real estate was conveyed to the trustee by William W. Hunter and Fay S. Hunter, husband and wife, pursuant to an instrument filed November 3, 2008 in Book 2008, Page 3231, AND an instrument filed March 1, 2010 in Book 2010, Page 417 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. 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.

William W. Hunter

William W. Hunter, Affiant

Signed and sworn to (or affirmed) before me this 25 day of 01, 2019,
by William W. Hunter, Trustee of the Keystone Revocable Trust under agreement dated
December 18, 2007.

Cliff Song

Signature of Notary Public

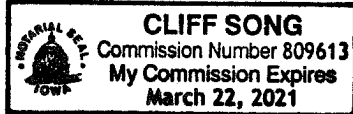


EXHIBIT A

Legal Description of the Property

The Southwest Quarter (SW1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa EXCEPT Highway;

AND

The West Three-fourths (3/4) of the Southeast Quarter (SE1/4) EXCEPT Parcel "A" in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa as recorded in Plat of Survey Book 2001 Page 2498 and Book 2001 Page 2644 in the Madison County Recorder's Office on June 14, 2001 and June 25, 2001; EXCEPT the West 120 acres of the Southeast Quarter (SE1/4) of Section, Section Five (5), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa AND the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND a parcel of land in the Northeast Fractional Quarter (NE FRL 1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 1,048.32 feet, along the East line of the Northeast Fractional Quarter (NE FRL 1/4) of said Section Five (5); thence North 89°28'19" West 1,308.60 feet to the point of beginning, thence South 00°30'19" West 816.63 feet; thence North 89°53'12" West 1,323.05 feet to the West line of said Northeast Fractional Quarter (NE FRL 1/4); thence North 00°15'50" East 235.04 feet, along said West line, to a point on the Southerly Right of Way line of Interstate Highway No. 80; thence North 43°55'06" East 1,523.35 feet along the Southerly Right of Way line; thence South 45°12'18" East 387.09 feet; thence South 00°30'19" West 245.65 feet to the point of beginning. Said parcel of land contains 26.481 acres;

AND

A parcel of land located in the Northwest Fractional Quarter (NW FRL 1/4) of Section 5, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa lying on the Southeasterly side of the part of the following described centerline of Interstate Route No. 80 as shown on the official plans for Project I-IG-80-2(6)96. The centerline, designated by station points 100 feet apart, numbered consecutively from Southwest to Northeast, is described as follows: Beginning at Station 1449+06.7, a point 1284.9 feet West of the Northeast corner of said Section 5, on the North line thereof, thence S43°11 1/2' West 3502.2 feet to Station 1414+04.5. Said parcel is described as follows: All that part of said Northwest Fractional Quarter (NW FRL 1/4) that lies Southeasterly of a line 150 feet normally distant Southeasterly from and parallel to the above described centerline, said parcel contains 8 acres, more or less.