

BK: 2022 PG: 2233
Recorded: 7/28/2022 at 11:28:52.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

DRAFTED BY
AND RETURN TO:
Moss & Barnett (AAD)
150 South Fifth Street, Suite 1200
Minneapolis, Minnesota 55402
(Site Name: **IA07 East Peru**)
(Prepared by Donna M. Reinartz, Telephone No. (612) 877-5336)
Parcel Id. No. 700150246010000
Legal Description on Page 4

(Space above this line for Recorder's use.)

**CERTIFICATE OF TRUST AND
AFFIDAVIT OF TRUSTEE**

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

RE: Real property located in the County of Madison, State of Iowa

The undersigned Trustee, being first duly sworn on oath, hereby certify to the following:

1. This Certificate of Trust and Affidavit of Trustee relates to the Hollingsworth Family Living Trust dated April 3, 2020 (the "Trust").
2. The date of execution of the Trust is: April 3, 2020.
3. The name of the Settlor/Grantor is: Paul J. Hollingsworth and Catherine K. Hollingsworth.
4. The name of each original trustee is: Paul J. Hollingsworth and Catherine K. Hollingsworth.
5. The number of trustees required to act is: One (1).

6. The name and address of each trustee empowered to act under the Trust at the time of execution of this Certificate of Trust and Affidavit of Trustee is:

Paul J. Hollingsworth and Catherine K. Hollingsworth
2570 Millstream Avenue
Winterset, Iowa 50273

7. Paul J. Hollingsworth and Catherine K. Hollingsworth is and, at all times without interruption since April 3, 2020, has been authorized by the Trust to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real or personal property, except as limited by the following: None
8. The Trust has not been terminated and has not been revoked.
9. Paul J. Hollingsworth and Catherine K. Hollingsworth, as trustees of the Hollingsworth Family Living Trust dated April 3, 2020, as LESSOR, and RSA 7 Limited Partnership d/b/a Verizon Wireless, as LESSEE, with its address for notice located at 180 Washington Valley Road, Bedminster, New Jersey 07921, have executed that certain Land Lease Agreement and Memorandum of Land Lease Agreement dated July 13, 2022, relating to the real property legally described on Exhibit "A" attached hereto.
10. The trustee is empowered by the provisions of the Trust to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real property held in trust.
11. There has been no amendment to the Trust which limits the power of the trustee to execute and deliver the instrument described in paragraph 9.
12. The Trust is not supervised by any court.
13. Trustee does not have actual knowledge of any facts indicating that the Trust is invalid.
14. This Certificate of Trust and Affidavit of Trustee is made upon the representations of the Trustee and the statements contained in this Certificate of Trust and Affidavit of Trustee is true and correct and there are no other provisions in the Trust or amendments to it that limit since the Trust was established on April 3, 2020, the powers of the trustee to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property, including without limitation the real property described in Exhibit A.

Dated: May 18, 2022

Paul J. Hollingsworth
Paul J. Hollingsworth

Dated: May 18, 2022

Catherine K. Hollingsworth
Catherine K. Hollingsworth

STATE OF Iowa)
) ss.
COUNTY OF Dallas)

Subscribed and sworn to before me
this 18th day of May, 2022
ADU

Notary Public
My Commission expires: 8/31/23

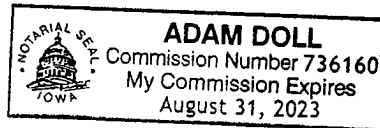


Exhibit "A"

The South Half (1/2) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. (EXCEPT that tract of land located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 26 on March 13, 1986, in the Office of the Recorder of Madison County, Iowa)

Madison County, Iowa