

BK: 2022 PG: 2581
Recorded: 9/1/2022 at 9:28:11.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
Return document to and mail tax statements to:
ZACHARY BROCKMEYER AND KARA HENRICHS, 1215 West Washington Street, Winterset, Iowa 50273 File #ISS (rfb)

TRUSTEE'S AFFIDAVIT

Legal: **Lot 10 of HONOR'S ACRES SECOND ADDITION to the Town of Winterset, Madison County, Iowa**

Address: 1215 West Washington Street, Winterset, Iowa 50273

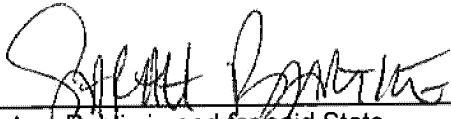
The undersigned, being first duly sworn and under oath, states of the undersigned's own personal knowledge that:

1. I am the Trustee of the **Debra L. Rodgers Revocable Trust**, to which the above-described real estate was conveyed by deed filed of record June 29, 2022, in Book 2022, Page 1950, of the Madison County, Iowa, Recorder's Office.
2. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
3. I was a single person at the time the Trust was created. I have not married since the above-described real estate was conveyed to the Trust and no person has any claim of homestead or elective share against the above-described real estate.
4. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to **Zachary Brockmeyer and Kara Henrichs** without any limitation or qualification whatsoever, free and clear of any adverse claims.
5. I have no knowledge of adverse claims prior the deed from the Trustee.

- 6. The Settlor of the Trust is alive.
- 7. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Sworn to and subscribed before the notary below.

STATE OF <u>Iowa</u>)) COUNTY OF <u>Polk</u>) SS: On this <u>31st</u> day of <u>August</u> , 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Debra L. Rodgers, as Trustee of the Debra L. Rodgers Revocable Trust , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.	Dated: <u>August 31, 2022</u> , 2022 <i>Debra L. Rodgers, Trustee</i> <hr/> Debra L. Rodgers, as Trustee of the Debra L. Rodgers Revocable Trust
 _____ Notary Public in and for said State	

