

BK: 2022 PG: 3182
Recorded: 11/2/2022 at 2:09:34.0 PM
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:
GREGORY HARLON DEHNING, 214 East Washington Street, Winterset, Iowa 50273 File #ISS (spo)

TRUSTEES' AFFIDAVIT

Legal: **Lot 3 in Block 29 of the ORIGINAL TOWN OF WINTERSET, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa**

Address: 214 East Washington Street, Winterset, Iowa 50273



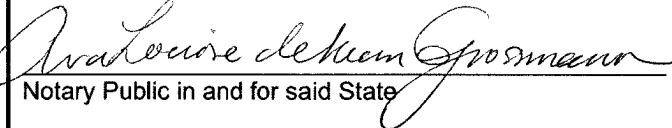
The undersigned do hereby swear or affirm as follows:

1. We are the Trustees of **Real Estate Transactions 401k Trust**, to which the above-described real estate was conveyed by deed filed of record August 29, 2022, in Book 2022, Page 2546, of the Madison County, Iowa, Recorder's Office.
2. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
3. We were married to each other at the time the Trust was created. We have not re-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. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to **Gregory Harlon Dehning, a single person**, without any limitation or qualification whatsoever, free and clear of any adverse claims.
5. We have no knowledge of adverse claims prior to the deed from the Trustees.
6. The grantors of the Trust are alive.
7. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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6. The grantors of the Trust are 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>24th</u> day of <u>October</u> , 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Neil J. Timmins and Emily Theresa Timmins, as Co-Trustees of the Real Estate Transactions 401k Trust , to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they, as Trustees, executed the instrument as the voluntary act and deed of the Trust and of the Trustees.	Dated: <u>10-24-2022</u> , 2022  <hr/> Neil J. Timmins, as Co-Trustee of the Real Estate Transactions 401k Trust  <hr/> Emily Theresa Timmins, as Co-Trustee of the Real Estate Transactions 401k Trust
 <hr/> Notary Public in and for said State	

