BK: 2023 PG: 1852

Recorded: 8/9/2023 at 9:58:04.0 AM

Pages 2

County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00

Revenue Tax:

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

TRUSTEE AFFIDAVIT Recorder's Cover Sheet

Preparer Information:

Michael W. O'Malley, 505 5th Ave., Suite 1005, Des Moines, IA 50309 (515) 243-8157

Taxpayer Information:

James Ryan Wolfe, 9323 117th Ave, Largo, Florida 33773

Return Address:

Michael W. O'Malley, 505 5th Ave., Suite 1005, Des Moines, IA 50309

Grantors:

The Leonard L. Wolfe Revocable Trust dated November 13, 1996, as amended

Grantees:

James Ryan Wolfe

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE AFFIDAVIT

RE: The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Two and the East Half of the Northeast Quarter (NE ¼) of Section 3, all in Township 77N, Range 26W of the 5th P.M., Madison County, Iowa.

STATE OF FLORIDA)
)ss
COUNTY OF Pulls
)

I, James Ryan Wolfe (a/k/a James Wolfe) being first duly sworn and affirmed under oath, state of my personal that:

- 1. I am the current Trustee of the Trust dated November 13, 1996, as amended, to which the above-described real estate was conveyed to the Trustee by Leonard L. Wolfe, a single person, pursuant to an instrument recorded on the 3rd day of May, 2022, in the Office of the Madison County Recorder in Book 2022, Page 1304.
- 2. I am the presently existing Trustee under the Trust and I am authorized to transfer said property to James Ryan Wolfe 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 described above free and clear of any adverse claims.

James Ryan Wolfe, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by James Ryan Wolfe, Trustee on this 27 day of July, 2023.

JADE SALES
Notary Public - State of Florida
Commission # HH 307367
My Comm. Expires Aug 31, 2026
Bonded through National Notary Assn.

otary Public in and for the State of Florida