

BK: 2023 PG: 2082
Recorded: 8/31/2023 at 8:20:28.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Katherine McKain, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: James Bell, et. al., 3271 130th Street, Cumming, IA 50061

TRUSTEE'S AFFIDAVIT

I, Mary Ann Wallace, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Mary Ann Blackman Wallace Revocable Trust (the "Trust"), to which that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate") was conveyed, by that Quit Claim Deed, filed of record in the Office of the Madison County Recorder on September 9, 2011, in Book 2011, at Page 2391.

2. I am the presently existing Trustee under the Trust and am authorized to convey the Real Estate to James Bell, Dennis Bell, and Karen Bell Reilly, as tenants in common, 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.

5. The Trust is revocable or, if irrevocable, none of the beneficiaries of the Trust are deceased.

Dated: August 30, 2023.

[Signature Page Follows]

Exhibit "A"
[Legal Description – the Real Estate]

The West Three-fourths of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "O" located in that part of the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 14 and the East Half of the Southeast Quarter of Section 15, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023, in Book 2023, at Page 838.