

BK: 2023 PG: 2097  
Recorded: 8/31/2023 at 10:49:44.0 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 130<sup>th</sup> Street, Cumming, IA 50061

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### TRUSTEES' AFFIDAVIT

We, David J. Blackman and Claudia A. Blackman, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014 (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 July 7, 2014, in Book 2014, at Page 1618.

2. We are the presently existing Co-Trustees under the Trust and are 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 we, as Co-Trustees, are 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 5<sup>th</sup> 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 5<sup>th</sup> 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.