

BK: 2023 PG: 239  
Recorded: 2/10/2023 at 8:49:54.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**CERTIFICATE OF TRUST EXISTENCE**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Matt M. Minnihan, 906 9th Street, Onawa, IA 51040, Phone: (712) 423-2006

**Taxpayer Information:** (name and complete address)

Rhonda R. Miller, 40467 260<sup>th</sup> Street, Soldier, IA 51572

**Return Document To:** (name and complete address)

Minnihan Law Firm, 906 9th Street, Onawa, IA 51040

**Grantors:**

Donna R. Villwok

**Grantees:**

The Leroy J. Villwok and Donna R. Villwok Joint Living Trust Dated October 18, 2005

**Legal Description:** Page 2

**Document or instrument number of previously recorded documents:**

## CERTIFICATE OF TRUST EXISTENCE

The undersigned, Donna R. Villwok, as the surviving Grantor of The Leroy J. Villwok and Donna R. Villwok Joint Living Trust Dated October 18, 2005, does state and depose as follows:

1. The undersigned individual is now the surviving Grantor of The Leroy J. Villwok and Donna R. Villwok Joint Living Trust Dated October 18, 2005. The Trust was created under an agreement dated October 18, 2005, wherein Leroy J. Villwok and Donna R. Willwok were the original designated Trustees.
2. Grantor, Leroy J. Willvok, passed away on September 24, 2015. According to the terms and provisions of said Trust Agreement, upon the death of the original appointed Trustees, I as the surviving Grantor, acted as the successor Trustee for the Trust.
3. I as the surviving Grantor, in accordance with the authority and provisions under the Trust Agreement, have designated **Mark L. Villwok and Rhonda R. Miller** (formerly known as Rhonda R. Gibson) as the presently acting successor Co-Trustees of the Trust.
4. Presently, said Trust holds title to real property, located in Madison County, Iowa, legally described as:

**The Northwest Quarter (NW 1/4) of Section Two (2), except that part of the Northwest Quarter of Section 2, Township 74 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northwest Quarter of said section 2; thence on an assumed bearing of North 89°53'00" East along the North line of said Northwest Quarter 225.00 feet; thence South 00°50'03" West 964.34 feet; thence South 89°53'00" West 224.97 feet to the West line of the Northwest Quarter of said Section 2; thence North 00°49'55" East along said West line a distance of 964.34 feet to the Northwest corner of said Northwest Quarter and the point of beginning. Said tract contains 4.98 acres and is subject to Madison County Highway easements over the Northerly and Westerly 0.91 acres thereof;**

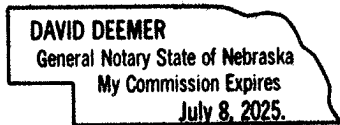
**and**

**The Northeast Quarter (NE 1/4) of Section Three (3), all in Township Seventy-Four (74) North, Range Twenty-Nine (29), West of the 5<sup>th</sup> P.M, Madison County, Iowa.**

5. Said Trust has been in existence since its creation on October 18, 2005, and shall be held and administered by the newly designated Co-Trustees, in accordance with the terms and provisions of the underlying Trust Agreement. The Trust is presently designated irrevocable, as of the date of death of Grantor, Leroy J. Villwok.

6. Said Trust is not under court supervision, as defined in Iowa Code Section 633.10(4).
7. The newly appointed Co-Trustees, combined, shall have all the powers and authority to act on behalf of the Trust, as it pertains to any and all legal, financial, transfers and operations related to the Trust assets and real property.

IN WITNESS WHEREOF, I declare the foregoing statements to be true and correct under penalty of perjury. I have executed this Certificate of Trust Existence this 9<sup>th</sup> day of February, 2023.



Donna R. Villwok, Grantor  
Donna R. Villwok, Grantor

STATE OF NEBRASKA, COUNTY OF BURT, ss:

This record was acknowledged before me this 11<sup>th</sup> day of February 9<sup>th</sup>, 2023, by Mark L. Villwok and Rhonda R. Miller, as Co-Trustee of the The Leroy J. Villwok and Donna R. Villwok Joint Living Trust Dated October 18, 2005.

David Deemer  
Signature of Notary Public