



Document 2024 1154

Book 2024 Page 1154 Type 06 033 Pages 2

Date 5/29/2024 Time 12:33:52PM

Rec Amt \$12.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Return: Ryan Todd Pittman and Kassondra Lea Pittman, 817 N 10th Avenue, Winterset, IA 50273

**AFFIDAVIT OF TRUSTEE**

*Wjm / 47720mish  
P2401141*

STATE OF Iowa )  
 ) ss:  
COUNTY OF Madison

Re: Lot Fourteen (14) of CORKREAN & WATTS ADDITION PLAT NO. 6, an Addition to the City of Winterset, Madison County, Iowa.

Locally known as 817 N 10th Avenue, Winterset, IA 50273

We, Jeffrey D. Moser and Rachelle A. Moser, being first duly sworn and under oath state of my personal knowledge that:

1. We are Trustees of the **JEFFREY AND RACHELLE MOSER JOINT REVOCABLE TRUST DATED JUNE 28, 2018** ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustees pursuant to an instrument recorded April 19, 2021 in Book 2021 at Page 1607 in the office of the Madison County Recorder.

2. We are the presently existing Trustees, and we have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to Ryan Todd Pittman and Kassondra Lea Pittman by a Trustee Warranty Deed, without any limitation or qualification whatsoever.

3. The Trust is in existence, and we are authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims.

4. The grantor of the Trust and all beneficiaries of the Trust are alive on the date of this Affidavit.

Dated: May 20<sup>th</sup>, 2024.

**Jeffrey and Rachelle Moser Joint Revocable Trust dated June 28, 2018**

By: *Jeffrey D. Moser* Trustee  
Jeffrey D. Moser, Trustee

By: *Rachelle A. Moser*, Trustee  
Rachelle A. Moser, Trustee

STATE OF Iowa )  
COUNTY OF Madison ) ss:

Signed and sworn to (or affirmed) before me on May 20<sup>th</sup>, 2024, by Jeffrey D. Moser and Rachelle A. Moser, Trustees of the Jeffrey and Rachelle Moser Joint Revocable Trust dated June 28, 2018.

*Heather Ann Helland*  
Notary Public

