



Document 2024 2554

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

NWB184448

Jeffrey M. Lamberti, 210 NE Delaware Avenue, #200, Ankeny, IA 50021; (515) 964-8777

1/11

Taxpayer Information: (name and complete address)

Jack A. and Sara K. Bradshaw, 2185 Rolling Green Ave., Winterset, IA 50273

EW

Return Document To: (name and complete address)

Jeffrey M. Lamberti, 210 NE Delaware Avenue, #200, Ankeny, IA 50021; (515) 964-8777

Grantor:

Charles E. Freeman, Jr. and Janis L. Elliott Trustees of the Charles E. Freeman, Jr. and Janis L. Elliott Revocable Trust

Grantee:

Jack A. Bradshaw and Sara K. Bradshaw

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

INDIVIDUAL TRUSTEE'S AFFIDAVIT

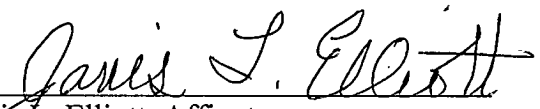
RE:

The North Three-fourths (¾) of the Southwest Quarter (¼) of Section Thirty-six (36), and the North Twenty-one (21) Acres of the Northeast Quarter (¼) of the Southeast Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Southwest Quarter (1/4) of said Section Thirty-six (36), as shown in Plat of Survey filed in Farm Plat Book 2, Page 421, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract located in the Southwest Quarter (1/4) of said Section Thirty-six (36), consisting of 2 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 422, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF LUCAS, ss:

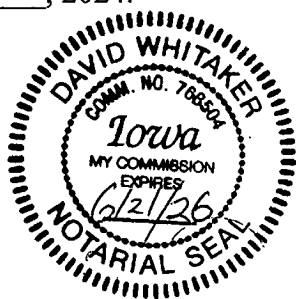
I, Janis L. Elliott being first duly sworn and under oath, state of my personal knowledge that:


1. I am one of the Trustees under the Charles E. Freeman Jr. and Janis L. Elliott Revocable Trust dated March 25, 2020, to which the above-described real estate was conveyed to the Trustee by Charles E. Freeman and Janis L. Elliott, husband and wife, pursuant to a Quit Claim Deed recorded on April 6, 2020, in the Office of the Madison County Recorder in Book 2020, at Page 1158.
2. I am the presently existing Trustee under the Trust and I am authorized to take all actions on behalf of the trust without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interests in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The Grantors of the trust are alive.
5. The trust is revocable, or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



 Janis L. Elliott, Affiant

Sworn to and subscribed before me by Janis L. Elliott on this 17 day of oct, 2024.





 Notary Public in and for the State of Iowa