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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226

Return document to and mail tax statements to:

JOHN AND RACHEL ANDERSON, 801 N 11<sup>TH</sup> AVE CIRCLE, WINTERSET, IA 50273

FB 156986

P2404156

## TRUSTEE'S AFFIDAVIT

Legal: **Lot Eight (8) of GLENWOOD PLAT 1, an Addition to the City of Winterset, Madison County, Iowa**


Address: **801 N 11<sup>th</sup> Ave Circle, Winterset, IA 50273**

The undersigned, as the Trustees, state that we have reviewed the Trust instrument and we are familiar with its operative provisions. We hereby swear or affirm as follows:

1. **Daniel Arthur Lancelotti** is the Trustee of the **80111 North Ave Trust, dated April 7, 2023**. The original Trustee, Carter Coons, Esq., was removed and replaced as Trustee, in accordance with Section 17 of the Trust Agreement, on December 6, 2024. I, **Daniel Lancelotti**, accepted and am serving as Trustee of the **80111 North Ave Trust, dated April 7, 2023**.
2. The Trust was validly created and is duly existing under applicable law.
3. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
4. The above-described real estate was conveyed to the Trust by warranty deed filed of record on May 8, 2023 at Book 2023 Page 969. Said warranty deed failed to indicate the marital status of the grantor, **Daniel Lancelotti**. I am Daniel Lancelotti, the same person who executed said warranty deed, and I attest that I was **single** at the time the warranty deed was executed.
5. Pursuant to the terms of the Trust, the Trust will continue to be managed for the benefit of certain beneficiaries.

6. Pursuant to the terms of the Trust, the Trustees have full authority to sell, convey, mortgage, encumber, or pledge real estate which is owned by the Trust.
7. This Affidavit is given in compliance with Title Standard 4.7 in connection with a conveyance from the Trustee of an *inter vivos* trust.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Polk</u> ) SS:</p> <p>On this <u>10th</u> day of <u>December</u>, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Daniel Arthur Lancelotti, as trustee of the 80111 North Ave Trust, dated April 7, 2023</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p style="text-align: center;"><i>Emily Campos</i>  _____  Notary Public in and for said State</p>	<p>Dated: <u>December 10th</u>, 2024</p> <p style="text-align: center;"><i>Daniel Arthur Lancelotti</i>  _____  <b>Daniel Arthur Lancelotti as trustee of the 80111 North Ave Trust, dated April 7, 2023</b></p> <div style="text-align: center; border: 1px solid black; padding: 5px; margin-top: 20px;">  </div>
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