

BK: 2024 PG: 3149
Recorded: 12/27/2024 at 1:56:02.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4624

Mail tax statements and return documents to:
Richard Freeman, 2672 Quail Ridge Ave, Peru, IA 50222

AFFIDAVIT OF TRUSTEE

Legal: Parcel "C" located in the SE ¼ of Section 26, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013 in the Office of the Recorder of Madison County, Iowa

The undersigned, being first duly sworn on oath, deposes and states as follows:

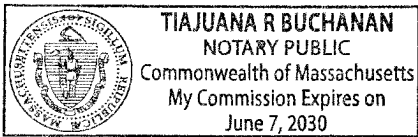
1. We are the Trustees of **The Richard Freedman Revocable Trust, Richard Freedman and Ilana Freedman, Trustees dated 10/16/2013**, to which the above-described real estate was conveyed by a deed recorded June 14, 2021, in the office of the Madison County Recorder in Book 2021, Page 2430.
2. We are authorized to transfer the Trusts' interests in the subject property to Laura Mommsen without any limitation or qualification whatsoever.
3. The Trusts are in existence and we, as Trustees, respectively, are authorized to transfer the trusts' interests in the subject property free and clear of any adverse claim.
4. The grantor(s) of the trusts is/are alive.
5. The trusts are revocable or, if the trusts are irrevocable, none of the beneficiaries of the trusts are deceased.

Richard Freedman
Richard Freedman

Ilana Freedman
Ilana Freedman

STATE OF ~~IOWA~~ MASSACHUSETTS)
COUNTY OF Essex) SS:

This instrument was acknowledged before me on December 19th, 2024.
by **Richard Freedman and Ilana Freedman as Trustees of the Richard Freedman Revocable Trust dated 10/16/2013.**



T.R. Buchanan
Notary Public in and for said State Massachusetts