



Document 2024 530

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BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By/ Return To: Virginia F. Wilber, Trent Law Firm, PLLC, 3429 Midway Dr., Cedar Falls, IA 50613,
Ph: 319-277-1610


Taxpayer: Debra McCalley, Trustee of The Debra McCalley Revocable Trust dated March 11, 2022, 2709
Autumn Woods Drive, Cedar Falls, IA 50613

ESB147124

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57



TRUSTEE'S AFFIDAVIT

**RE: Lot Two (2) of Replat of Lot Five (5) in Block One (1) of Birchwood Estates
Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.** 

I, Debra McCalley, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the sole Trustee of **The Debra McCalley Revocable Trust dated March 11, 2022** to which the above-described real estate was conveyed to the Trust by pursuant to an instrument recorded (corrective WD info) 3/12, 2024, as Doc. No. 529, in the office of the Madison County Recorder.
- 2 I am authorized to convey such property without any limitation or qualification whatsoever.
- 3 The Trust is in existence, and I am authorized to transfer interest in the above-described real estate, free and clear of any adverse claims.
- 4 The grantor of the trust is alive.

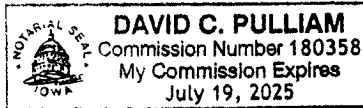
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

**The Debra McCalley Revocable Trust
dated March 11, 2022**

By *Debra McCalley*
Debra McCalley, as Trustee

STATE OF IOWA, COUNTY OF *Polk*)) SS:

This record was acknowledged before me on *March 11*, 2024, by Debra McCalley, Trustee of the above-entitled trust.



David C. Pulliam
Signature of Notary Public