



Document 2024 636

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Kathryn M. Sas and Delton Sas, 1827 S. Fairfax Street, Denver, 80222

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Kathryn M. Sas and Bradley K. Jackson as Co-Trustees of Harold C. Jackson  
Revocable Trust

**Grantees:** Kathryn M. Sas and Delton Sas

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North Sixty (60) feet of Lots Seven (7) and Eight (8) of Tidrick & Ward's Addition in the City of Winterset, Iowa.

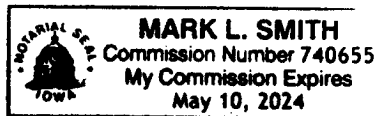
STATE OF IOWA, COUNTY OF MADISON, ss:

We, Kathryn M. Sas and Bradley Jackson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 We are the Co-Trustees under the Harold C. Jackson Revocable Trust dated December 9, 2022, to which the above-described real estate was conveyed to the trustee Warranty Deed, pursuant to an instrument recorded December 12, 2022, in the office of the Madison County Recorder in in Book 2022 Page 3603.
2 We are the presently existing trustees under the Trust and We are authorized to convey real estate without any limitation or qualification whatsoever.
3 The Trust is in existence and We, as Co-Trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4 The grantor of the trust is deceased,
5 Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Grantor.
6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

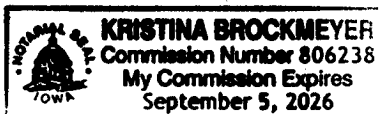
[Handwritten signature of Kathryn M. Sas]
Kathryn M. Sas, Affiant
[Handwritten signature of Bradley K. Jackson]
Bradley K. Jackson, Affiant

Signed and sworn to (or affirmed) before me on 3/21/2024, by Kathryn M. Sas.



[Handwritten signature of Mark L. Smith]
Signature of Notary Public

Signed and sworn to (or affirmed) before me on March 22, 2024, by Bradley K. Jackson.



[Handwritten signature of Kristina Brockmeyer]
Signature of Notary Public