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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To/ Preparer: Rita Harmening Pedersen, 114 S. Wilson, Jefferson, IA 50129, Ph: 515-386-8198



TRUSTEE'S AFFIDAVIT

RE: An undivided one-third interest in and to:

SW¼ SE¼ of Section 3; AND the NE¼ of Section 10; ALL in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, AND

NE¼ NW¼ of Section 10, and the South 24 rods of the East 33½ rods of the SE¼ SW¼ of Section 3, ALL in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, AND

NW¼ NW¼ of Section 10, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa

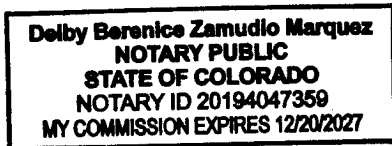
I, Jeannette L. Bower, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Jeannette L. Bower Trust, to which the above-described real estate was conveyed by Jeannette Louise Bower, a/k/a Jeannette Bower, a/k/a Jeannette Louis Oathout, and Dwight M. Bower, a married couple, pursuant to a Quit Claim Deed recorded on September 14, 2016, in Book 2016, Page 2691, in the Office of the Madison County Recorder.
2. I am the presently existing trustee under the Trust and am authorized to convey and sell real estate, without any limitation or qualification whatsoever.
3. The Trust is in existence and, as Trustee, I am 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 alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the trust are deceased.

Jeannette L. Bower
Jeannette L. Bower

STATE OF Colorado, COUNTY OF Larimer

Signed and sworn to (or affirmed) before me on April 15th, 2024, by
Jeannette L. Bower, Trustee of the Jeannette L. Bower Trust.



[Signature]
Signature of Notary Public