

BK: 2025 PG: 1061
Recorded: 5/2/2025 at 1:42:06.0 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

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

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

Taxpayer Information: Zachary Brooks Goodwin, 2460 Prairie View Avenue, Winterset, IA 50273

Return Document To: Zachary Brooks Goodwin, 2460 Prairie View Avenue, Winterset, IA 50273

Grantors: James Russell Keating as Power of Attorney of Shirley A. Keating and William G. Keating, co-trustees of the Shirley A. Keating Revocable Trust and James Russell Keating as Power of Attorney of William G. Keating and Shirley Keating, co-trustees of the William G. Keating Revocable Trust

Grantees: Zachary Brooks Goodwin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "B" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa.


STATE OF IOWA, COUNTY OF MADISON, ss:

I, James Russell Keating, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the Power of Attorney of the co-trustees under the Shirley A. Keating Revocable Trust and William G. Keating Revocable Trust dated January 18, 2021, to which the above-described real estate was conveyed to the trustees by William G. Keating and Shirley Ann Keating, pursuant to instruments recorded January 20, 2021, in the office of the Madison County Recorder in Book 2021, Pages 228 and 229.
- 2 I am the Power of Attorney for the presently existing trustees under the Trusts and I am authorized to convey property without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as Power of Attorney of the trustees, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- 4 The grantors of the trusts is alive.
- 5 The trusts are revocable or, if the trusts are irrevocable, none of the beneficiaries of the trust are deceased.


James Russell Keating, Affiant

Signed and sworn to (or affirmed) before me on 4/17/2025, by
James Russell Keating.


Signature of Notary Public

