

BK: 2025 PG: 113
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Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4282

Taxpayer Information: Cynthia A. Pion, 704 Fair View Dr., Dallas Center, IA 50063, William A. Ory, 715 J St. No. 305, San Diego, CA 92101 and Andrew J. Ory, 44633 Woltner Ct., Temecula, CA 92592.

Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Cynthia A. Pion as Trustee of William A. Ory 2019 Revocable Trust

Grantees: Cynthia A. Pion, 704 Fair View Dr., Dallas Center, IA 50063, William A. Ory, 715 J St. No. 305, San Diego, CA 92101 and Andrew J. Ory, 44633 Woltner Ct., Temecula, CA 92592.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE'S AFFIDAVIT

RE: See attached Exhibit A.

STATE OF IOWA, COUNTY OF DALLAS, ss:

I, Cynthia A. Pion, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

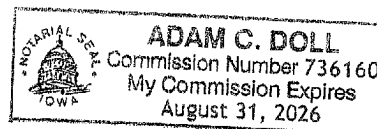
1. I am the trustee under the William A. Ory 2019 Revocable Trust, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded September 18, 2024, in the office of the Madison County Recorder in Book 2024 Page 2275.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the property without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as trustee, 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 deceased.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

William A. Ory 2019 Revocable Trust

By Cynthia A. Pion
Cynthia A. Pion, as Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 14 day of Jan., 2025, by
Cynthia A. Pion, Trustee of the above-entitled trust.



AD
Signature of Notary Public

Exhibit A

The North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

The South One-half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 1 and the Northwest Quarter (NW $\frac{1}{4}$) of Section 12, all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa

AND

The South 500 Feet of the West 871.5 Feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2), in Township Seventy-Seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easements of record, and containing 10 acres more or less

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Seventy-seven (77) North, range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "E" located therein as shown in 2nd Amended Plat of Survey filed in Book 2018, Page 3318 on October 12, 2018, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a strip of land commencing at the Southeast corner of said Section Two (2), thence North 80 rods, thence West 20 feet, thence South 80 rods, thence East 20 feet to the place of beginning

AND

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eleven (11), and the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Two (2), containing 17.036 acres as shown in Plat of Survey filed in Book 2, Page 523 on December 6, 1994, in the Office of the Recorder of Madison County, Iowa

AND

The South One-Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) and the North One-Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) except Parcel "A" in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) all in Section 11, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa