

BK: 2025 PG: 1211

Recorded: 5/19/2025 at 10:01:20.0 AM

Pages 4

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.41

Combined Fee: \$25.41

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

**Preparer Information:**

Holly Fisher – ITC Holdings Corp.  
123 5<sup>th</sup> Street SE  
Cedar Rapids, IA 52401  
(785) 414-5483

**Return Document To:**

Mallory Huisman – JCG Land Services  
1715 South G Avenue  
Nevada, IA 50201

**Grantors:**

Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

**Grantees:**

ITC MIDWEST LLC, a Michigan limited liability company

**Legal Description:** See Page 2

### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southeast Quarter (¼) of the Northwest Quarter (¼) lying east of Highway No. 169 and the Northeast Quarter (¼) of the Southwest Quarter (¼) and the North Half (½) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Northeast Quarter (¼) ALL in Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, EXCEPT the following described parcels:

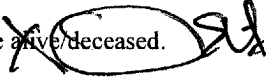
1. Commencing at the Northeast corner of the Southeast Quarter (¼) of said Section Eighteen (18), running thence West 750 feet, thence South 125 feet, thence East 750 feet, thence North 125 feet to the point of beginning;
2. Commencing 750 feet West of the Northeast corner of the Southeast Quarter (¼) of said Section Eighteen (18), thence West 121.6 feet along the North line of said Quarter Section, thence South 0°56' East, 206.92 feet, thence North 89°49' East, 312.58 feet, thence North 00°49' East, 71.30 feet, thence West 203.45 feet, thence North 125 feet to the point of beginning;
3. Parcel "C" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) and the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Eighteen (18), containing 3.103 acres, as shown in Plat of Survey filed in Book 3, Page 263 on June 9, 1998, in the Office of the Recorder of Madison County, Iowa;
4. All that part of Clark Tower Subdivision located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2001, Page 2798-A on July 5, 2001, in the Office of the Recorder of Madison County, Iowa;
5. Clark Tower Subdivision, Plat II, Phase I, located in the Southeast Quarter (¼) of the Northwest Quarter (¼) and the Northeast Quarter (¼) of the Southwest Quarter (¼) and the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2007, Page 973 on March 12, 2007, in the Office of the Recorder of Madison County, Iowa;
6. Clark Tower Subdivision, Plat II, Phase II, located in Southeast Quarter (¼) of the Northwest Quarter (¼), and in the Northeast Quarter (¼) of the Southwest Quarter (¼), and in the Northwest Quarter (¼) of the Southeast Quarter (¼) and in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2008, Page 119 on January 11, 2008, in the Office of the Recorder of Madison County, Iowa.

The undersigned being first duly sworn (or affirmed) under oath, state of our own personal knowledge that:

1. We are the trustees under the Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019 (the "Trust") to which the above-described real estate was conveyed to the trustees by Quit Claim Deed, pursuant to an instrument recorded on June 13, 2019, in the office of the Madison County Recorder in Book 2019 Page 1757.

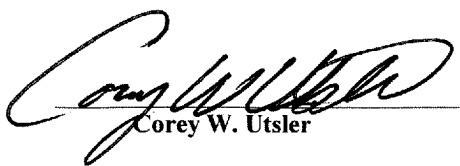
2. We are the presently existing trustees under the Trust and are authorized to grant an easement to ITC MIDWEST LLC, a Michigan limited liability company, without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as 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 grantors of the trust are ~~alive~~/deceased. 

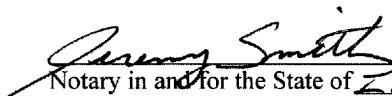
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

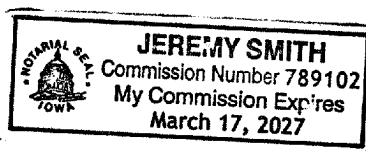
6. This affidavit may be signed in one or more counterparts, each of which shall be deemed an original, all of which shall constitute one and the same affidavit.

 , Affiant  
Corey W. Utsler

STATE OF Iowa )  
 )ss:  
COUNTY OF Madison )

This instrument was acknowledged before me on this 7<sup>th</sup> day of May, 2025 by Corey W. Utsler.

  
Notary in and for the State of Iowa



Stephen B. Utsler, Affiant

STATE OF Iowa )  
 )ss:  
COUNTY OF Dallas )

This instrument was acknowledged before me on this 26<sup>th</sup> day of April, 2025 by Stephen B. Utsler.

Jeremy Smith  
Notary in and for the State of Iowa

