

BK: 2025 PG: 1366
Recorded: 6/3/2025 at 10:57:53.0 AM
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

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: DeVries Ace 4, LLC, 2830 100th Street, Suite 108, Urbandale, IA 50322
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

INDIVIDUAL TRUSTEE'S AFFIDAVIT

A parcel of land located in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said Section Thirty (30), thence N0°00'W 307.1 feet along the West line of the SW¼ of Section 30, thence S88°48½'E 85.0 feet to the Point of Beginning, thence N2°23½'W 478.8 feet to a point on the present Easterly right of way line of Primary Road No. US 169, thence Southeasterly 555.9 feet along said present Easterly right of way line along a 904.9 foot radius curve, concave Northeasterly and having a chord bearing S27°57'E 547.2 feet, thence N88°48½'W 236.5 feet to the Point of Beginning, said parcel contains 0.94 acres, more or less,

and

Lot Eight (8) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa,


and

Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

We, Richard G. Breeding and Debra S. Breeding, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

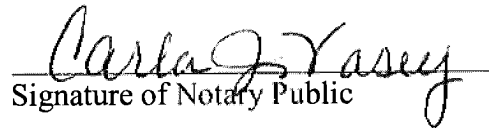
1. We are the Trustees of the Richard G. Breeding and Debra S. Breeding Living Trust under Trust Agreement dated October 2, 2014, to which the above-described real estate was conveyed by Richard G. Breeding and Debra S. Breeding pursuant to an instrument recorded January 2, 2015, in the Office of the Madison County Recorder in Book 2015 at Page 11; and, pursuant to an instrument recorded January 2, 2015, in the Office of the Madison County Recorder in Book 2015 at Page 12.
2. We are the presently existing Trustees under the Trust, and we are authorized to convey title to the above-described real estate to DeVries Ace 4, LLC, 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 Richard G. Breeding and Debra S. Breeding.
5. Grantors, Richard G. Breeding and Debra S. Breeding are alive.
6. The Trust is revocable. None of the residual beneficiaries of the Trust are deceased.


Richard G. Breeding, Affiant


Debra S. Breeding, Affiant

Signed and sworn to (or affirmed) before me on June 2, 2025, by Richard G. Breeding and Debra S. Breeding as Trustees of the Richard G. Breeding and Debra S. Breeding Living Trust under Trust Agreement dated October 2, 2014.




Signature of Notary Public