



Document 2025 1446

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**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: North River Development, LLC, James Baur and Margaret Baur, and Abbysue Farms, LLC, c/o James Baur, 1484 McBride Road, Van Meter, IA 50261

Return Document To: North River Development, LLC, 1484 McBride Road, Van Meter, IA 50261

Grantors: Gwen E. Cashman as trustee of the Gwen E. Cashman Revocable Trust

Grantees: North River Development, LLC, James Baur and Margaret Baur and Abbysue Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:




INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached legal

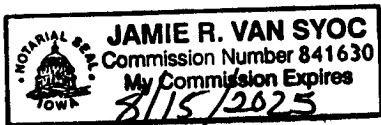
STATE OF IOWA, COUNTY OF Dallas, ss:

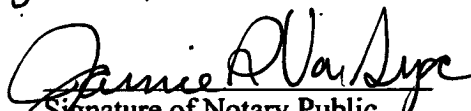
I, Gwen E. Cashman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Gwen E. Cashman Revocable Trust trust dated ~~March 27, 2024~~ July 27, 2024, to which the above-described real estate was conveyed to the trustee by Gwen E. Cashman, pursuant to an instrument recorded July 29, 2024, in the office of the Madison County Recorder in Book ~~1004~~, Page 1796. 2024
- 2 I am the presently existing trustee under the Trust and I am authorized to convey real estate 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 alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Gwen E. Cashman, Affiant

Signed and sworn to (or affirmed) before me on May 9th, 2025, by
Gwen E. Cashman.




Signature of Notary Public

LEGAL DESCRIPTION - PARCEL 'L'

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 0°30'00" EAST, ALONG THE WEST LINE OF SAID SECTION 22, 78.72' FEET; THENCE SOUTH 88°32'15" EAST, 33.00' FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PRAIRIEVIEW AVENUE; THENCE CONTINUING SOUTH 88°32'15" EAST, 1,205.56' FEET, THENCE SOUTH 89°41'59" EAST, 90.32' FEET TO A POINT ON EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°48'12" WEST, ALONG SAID SECTION LINE, 72.32' FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88°53'32" WEST, ALONG THE SECTION LINE, 1,295.40' FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE, THENCE CONTINUING NORTH 88°53'32" WEST, 33.00' FEET TO THE POINT OF BEGINNING. CONTAINING 99,197 SQUARE FEET (2.28 ACRES) MORE OR LESS.

NOTES:

- 1) PARCEL 'L' SERVES TO FIX AN EXISTING ~78' FENCE AND FARMLAND ENCROACHMENT IN THE NW 1/4 OF THE NW 1/4.
- 2) PARCEL 'L' IS A NON-CONFORMING PARCEL THAT SHALL BE TIED TO THE SW 1/4 OF THE NW 1/4 UNTIL FURTHER SUBDIVIDED.