



Document 2025 1663

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Return: Stephen J Swanson, 2364 Bittersweet Avenue, Winterset, IA 50273

### AFFIDAVIT OF TRUSTEE

P2501868

STATE OF Iowa )  
 ) ss:  
COUNTY OF Dallas )

Re: Parcel K as described in the Amended Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on March 31, 2021 in Book 2021 Page 1327 being a part of Parcel J as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on October 9, 2020 in Book 2020 Page 3859 being a part of the Southeast Quarter of the Northeast Quarter of Section 7 and all of the South Half of the Northwest Quarter of Section 8, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Locally known as 2364 Bittersweet Avenue, Winterset, IA 50273

We, Michael Robert Diehl and Roberta Ann Diehl, being first duly sworn and under oath state of my personal knowledge that:

1. We are Trustees of the **M & R DIEHL REVOCABLE TRUST** ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustees pursuant to an instrument recorded July 15, 2022 in Book 2022 at Page 2094 in the office of the Madison County Recorder.

2. We are the presently existing Trustees, and we have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to Stephen J Swanson by a Trustee Warranty Deed, without any limitation or qualification whatsoever.

3. The Trust is in existence, and we are authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims.

4. The grantor of the Trust and all beneficiaries of the Trust are alive on the date of this Affidavit.

Dated: June 22, 2025.

**M & R Diehl Revocable Trust**

By: Michael Robert Diehl, Trustee  
Michael Robert Diehl, Trustee

By: Roberta Ann Diehl, Trustee  
Roberta Ann Diehl, Trustee

STATE OF Iowa )  
 ) ss:  
COUNTY OF Dallas )

Signed and sworn to (or affirmed) before me on June 22, 2025, by  
Michael Robert Diehl and Roberta Ann Diehl, Trustees of the M & R Diehl Revocable Trust.

Jeffrey John Longman  
Notary Public

