



Document 2025 19

Book 2025 Page 19 Type 06 009 Pages 3
Date 1/03/2025 Time 2:02:40PM
Rec Amt \$17.00

INDX
ANNO
SCAN

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: Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

³
64 **Return Document To:** Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

Grantors: Stephen W. Dunn as Trustee of the Dunn Family Trust

Grantees: Phelps Real Estate, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An Undivided One-half ($\frac{1}{2}$) interest in and to:

All that part of the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying West of the Public Highway, EXCEPT all that part thereof deeded to Madison County, Iowa as set forth in Warranty Deed filed in Deed Record 109, Page 25, on May 25, 1979 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), containing 4.207 acres, as shown in Plat of Survey filed in Book 2011, Page 314 on January 28, 2011 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of Parcels "A" and "B" located in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), a shown in Plat of Survey filed in Deed Record 106, Page 365, on February 7, 1977 in the Office of the Recorder of Madison County Iowa; AND Parcel "K" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 7.78 acres more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT the West Twenty (20) feet of the South Seventy-one (71) rods thereof.



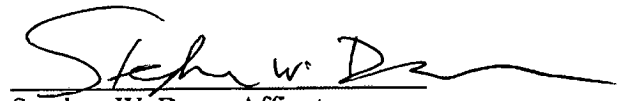
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, ss:

I, Stephen W. Dunn, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Dunn Family Trust dated June 10, 1990, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded July 2, 1990, in the office of the Madison County Recorder in Book 126

Page 756.

- 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 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Stephen W. Dunn, Affiant

Signed and sworn to (or affirmed) before me on 12.18.2024, by
Stephen W. Dunn.

A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES
Subscribed and sworn to (or affirmed) before me on this 18th
day of December, 2024, by STEPHEN W. DUNN
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me. Signature Marine Ter-Pogossyan
Notary Public MARINE TER-POGOSYAN


Signature of Notary Public

