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Date 1/30/2025 Time 1:45:37PM

Rec Amt \$12.00

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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

<sup>3</sup>  
5 **Taxpayer Information:** Pepperharrow Farm L.L.C., 1809 S, 4<sup>th</sup> Avenue, Winterset, IA 50273

E **Return Document To:** Pepperharrow Farm L.L.C., 1809 S, 4<sup>th</sup> Avenue, Winterset, IA 50273

**Grantors:** Stephen W. Dunn, Trustee, of the Dunn Family Trust

**Grantees:** Pepperharrow Farm L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An Undivided One-half (½) interest in and to:

The Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12),  
Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th  
P.M., Madison County, Iowa, subject to public highway.

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 12-19-2024, by  
Stephen W. Dunn.

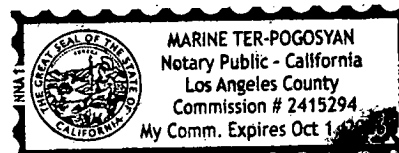
A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 19<sup>th</sup>  
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

  
MARINE TER-POGOSYAN  
Notary Public - California  
Los Angeles County  
Commission # 2415294  
My Comm. Expires Oct 1, 2025

