

BK: 2025 PG: 910
Recorded: 4/17/2025 at 8:25:28.0 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

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (185RC)

Return To: Jeremy Gaumer and Paige Gaumer/ 2623 Timber Ln, SAINT CHARLES, IA 50240

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **EXCEPT** therefrom a parcel described as commencing 108.6 feet East of the Southwest Corner and on the South line thereof, thence North 3°57' East, 389.9 feet, thence South 89°49' East, 299.9 feet, thence South 7°51' West, 391.7 feet to the South line thereof, thence West 273.3 feet to the point of beginning and containing 2.5565 acres including 0.2917 of an acre of county road right-of-way; **AND EXCEPT** Parcel "F" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-nine (29), containing 18.04 acres of land including 0.47 acres of county road right of way, as shown in Plat of Survey filed in Book 2003, Page 5279 on September 4, 2003, in the Office of the Recorder of Madison County, Iowa.

Address: 2623 Timber Ln, SAINT CHARLES, IA 50240

We, David E. Nitzel and Diane M. Nitzel, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the David and Diane Nitzel Joint Revocable Trust dated July 16, 2020, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded July 17, 2020 in Book 2020 at Page 2534.

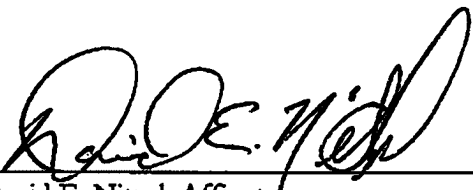
2. We are the presently existing trustees under the Trust and we are authorized to convey the above-described real estate to Jeremy Gaumer and Paige Gaumer, without any limitation or qualification whatsoever.

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 alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: 3-24-2025



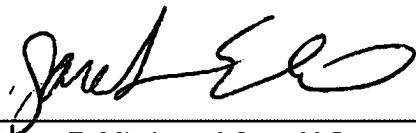
David E. Nitzel, Affiant



Diane M. Nitzel, Affiant

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on March 24, 2025, by
David E. Nitzel and Diane M. Nitzel.



Notary Public in and for said State

