



Document 2026 1649

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Date 6/08/2026 Time 12:19:09PM

Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Steve Keller and Amy Keller, 400 N. 14th Avenue, Winterset, IA 50273

Return Document To: Steve Keller and Amy Keller, 400 N. 14th Avenue, Winterset, IA 50273

Grantors: Roberts Family Trust dated January 30, 2026, and any amendments thereto

Grantees: Steve Keller and Amy Keller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Four (4) of Sunset Acres, Plat Two (2), an addition to the City of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

We, Dillon L. Roberts and Jessica R. Roberts, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1 We are the trustees under the Roberts Family Trust dated January 30, 2026, and any amendments thereto which the above-described real estate was conveyed to the trustees by a Quit Claim Deed, pursuant to an instrument recorded February 2, 2026, in the office of the Madison County Recorder in Book 2026 Page 327.
2 We are presently existing trustees under the Trust and We are authorized to convey real estate 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.

Dillon L. Roberts as Trustee
Dillon L. Roberts, Affiant

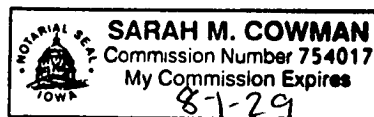
Jessica R. Roberts as Trustee
Jessica R. Roberts, Affiant

Signed and sworn to (or affirmed) before me on 6-5-26, by Dillon L. Roberts.



Sarah M. Cowman
Signature of Notary Public

Signed and sworn to (or affirmed) before me on, by Dillon L. Roberts.



Sarah M. Cowman
Signature of Notary Public