



Document 2026 654

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Date 3/11/2026 Time 1:05:13PM

Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To and Taxpayer: Parker L. Frey, 1509 - 135th Street, Earlham, IA 50072, 515-205-2372
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, 641-755-2131

ESB 172123

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.



and

The Southeast Quarter (1/4) of Section Eight (8), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" located in the South Half (1/2) of the Southeast Quarter (1/4) of said Section Eight (8), containing 3.84 acres, as shown in Plat of Survey filed in Book 2025, Page 2308 on August 28, 2025 in the Office of the Recorder of Madison County, Iowa subject to and together with any discrepancies, conflicts in boundary lines shortage in area, encroachments and any facts which a correct survey, map and inspection of the property would disclose and which are not shown by public record.



STATE OF IOWA, COUNTY OF GUTHRIE, ss:

I, Cynthia A. Clausen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Vivian J. Clausen Revocable Trust, dated July 18, 2019 trust to which the above-described real estate was conveyed to the Trustee of the Vivian J. Clausen Revocable Trust, dated July 18, 2019, pursuant to an instrument recorded July 18, 2019 in the office of the Madison County Recorder at Book 2019, Page 2200.
- 2 I am the presently existing trustee under the Trust and I am authorized to sell the referenced property 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 not 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 irrevocable and none of the beneficiaries of the trust are deceased.

Cynthia A Clausen
Cynthia A. Clausen, Affiant

Signed and sworn to (or affirmed) before me on March 10, 2026, by Cynthia A. Clausen.



[Handwritten Signature]
Signature of Notary Public