



Document 2026 850

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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: Lucas Winter and Burgundie, 2232 245th Ct., Winterset, IA 50273

Return Document To: Lucas Winter and Burgundie, 2232 245th Ct., Winterset, IA 50273

Grantors: Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

Grantees: Lucas Winter and Brugundie Winter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



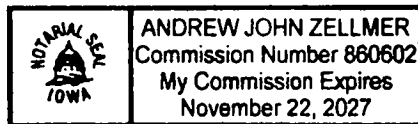
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "N" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 1.90 acres, as shown in Plat of Survey filed in Book 2025, Page 3012 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF MADISON, ss:

We, Stephen B. Utsler, and Corey W. Utsler, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 We are the Co-Trustees under the Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019, to which the above-described real estate was conveyed to Larry H. Utsler and Michelle J. Utsler Family Trust by a Quit Claim Deed, pursuant to an instrument recorded June 13, 2019, in the office of the Madison County Recorder in Book 2019 Page 1757.
2 We are presently the existing Co-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 Co- 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 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 revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



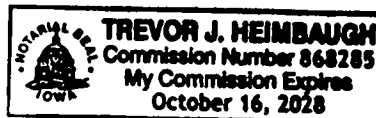
Signature of Stephen B. Utsler, Affiant

Signed and sworn to (or affirmed) before me on 3/25/26, by Stephen B. Utsler.

Signature of Notary Public

Signature of Corey W. Utsler, Affiant

Signed and sworn to (or affirmed) before me on March 27, 2026, by Corey W. Utsler.



Signature of Notary Public