

BK: 2026 PG: 854
Recorded: 3/30/2026 at 8:31:34.0 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 & Return to: John D. Twillmann, Box 127, Panora, Iowa 50216; 641-755-2131
Taxpayer: Johanna L. Clausen, 1175 120th Street, Dexter, Iowa 50070

AFFIDAVIT TO ESTABLISH BASIS

STATE OF IOWA, COUNTY OF GUTHRIE ss:

I, Cynthia A. Clausen, being first duly sworn on oath, depose and state as follows:

1. That Vivian J. Clausen died on the June 27, 2025. That Vivian J. Clausen was the Trustee of the Vivian J. Clausen Revocable Trust dated July 18, 2019 and had an interest in the real estate described below. I, Cynthia A. Clausen, am the successor and currently acting Trustee of the Vivian J. Clausen Revocable Trust dated July 18, 2019.

2. There will be no estate proceedings instituted on account of the Decedent's death, as all property has passed by the terms of the decedent's revocable trust.

3. In Decedent's revocable trust, she created four equal shares, with Johanna L. Clausen receiving one of those shares. While other beneficiaries are receiving only cash, Johanna L. Clausen will be receiving her equal share through cash and the real property described below.

4. Pursuant to Section 450.22 (3) Code of Iowa, (2025) no inheritance tax return is required to be filed in the Estate of Vivian J. Clausen since (i) there is no federal estate tax filing obligation, and (ii) all of the Decedent's assets either were held in joint tenancy with right of survivorship solely between the Decedent and individuals listed in Section 450.9 of the Iowa Code as individuals who are entirely exempt from Iowa inheritance tax, or passed by beneficiary designation or pursuant to a trust intended to pass the Decedent's property at death or through any other non-probate transfer solely to individuals listed in Section 450.9 as individuals who are entirely exempt from Iowa inheritance tax.

5. Pursuant to a Warranty Deed filed for record on July 18, 2019, in Book 2019, Page 2200 of the Office of the Recorder of Madison County, the following described real estate was owned by Vivian J. Clausen, or her successors, as Trustee of the Vivian J. Clausen Revocable Trust, dated July 18, 2019, at the time of Vivian J. Clausen's death:

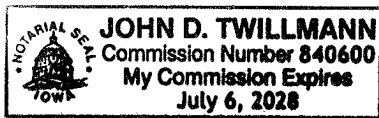
Parcel "C" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.84 acres, as shown in Plat of Survey filed in Book 2025, Page 2308 on August 28, 2025 in the Office of the Recorder of Madison County, Iowa

6. The value of the real estate described in paragraph 5 above, as of the date of the Decedent's death was \$350,000.00, as determined by a certified appraisal completed by certified appraiser, Bradley E. Hayes (Certification Number: CG3183), of BH Appraisal Services, LLC. Accordingly, the adjusted basis of the Decedent's interest that has passed to Johanna L. Clausen of said real estate is \$350,000.00.

Dated: March 26 2026

Cynthia A Clausen
Cynthia A. Clausen Affiant trustee

On this 26 day of March, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Cynthia A. Clausen to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as her voluntary act and deed.



John D. Twillmann
John D. Twillmann, Notary Public