

BK: 2026 PG: 856
Recorded: 3/30/2026 at 8:31:52.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To and Taxpayer: Johanna L. Clausen, 1175 120th Street, Dexter, IA 50070
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, 641-755-2131

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Parcel "C" located in the South Half (½) of the Southeast Quarter (¼) 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.

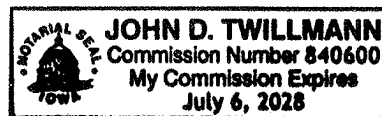
STATE OF IOWA, COUNTY OF GUTHRIE, ss:

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 *twill*

Signed and sworn to (or affirmed) before me on March 26, 2026, by Cynthia A. Clausen.



John D. Twillmann
Signature of Notary Public