

BK: 2023 PG: 2840
Recorded: 11/17/2023 at 11:14:18.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Katherine McKain, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: Michael Nichols, 4620 Park Dr., West Des Moines, IA 50265

TRUSTEE'S AFFIDAVIT

I, Mary Ann Wallace, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Mary Ann Blackman Wallace Revocable Trust (the "Trust"), to which that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate") was conveyed, by those Warranty Deeds, filed of record in the Office of the Madison County Recorder on August 31, 2023, in Book 2023, at Page 2084; in Book 2023, at Page 2093; and in Book 2023, at Page 2092, respectively.

2. I am the presently existing Trustee under the Trust and am authorized to convey the Real Estate to Michael Joseph Nichols, 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 alive.

5. The Trust is revocable or, if irrevocable, none of the beneficiaries of the Trust are deceased.

Dated: November 17, 2023.

[Signature Page Follows]

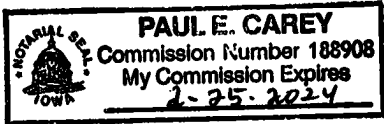
AFFIANT:

Mary Ann Blackman Wallace Revocable Trust

B. Mary Ann Wallace, Trustee
Mary Ann Wallace, Trustee

STATE OF IOWA)
) SS:
COUNTY OF POLK)

This record was acknowledged before me on 11/14, 2023, Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust.



Paul E. Carey
NOTARY PUBLIC IN AND FOR SAID STATE

Exhibit "A"
[Legal Description – the Real Estate]

Parcel "O" located in the West Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 89.31 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 838 on April 25, 2023, in the Office of the Recorder of Madison County, Iowa.