

BK: 2023 PG: 2847
Recorded: 11/17/2023 at 3:32:56.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
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

TRUSTEES' AFFIDAVIT

We, David J. Blackman and Claudia A. Blackman, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014 (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. We are the presently existing Co-Trustees under the Trust and are authorized to convey the Real Estate to Michael Joseph Nichols, 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 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]

AFFIANTS:

David J. Blackman Revocable Trust U/A/D April 30, 2014

By: David J. Blackman
David J. Blackman, Co-Trustee

By: Claudia A. Blackman
Claudia A. Blackman, Co-Trustee

STATE OF IAWA)
) SS:
COUNTY OF POLK)

This record was acknowledged before me on 11/14, 2023, by David J. Blackman and Claudia A. Blackman as Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014.

Paul E. Carey
NOTARY PUBLIC IN AND FOR SAID STATE

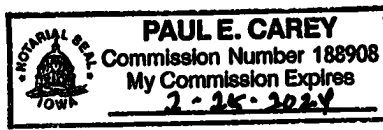


Exhibit "A"
[Legal Description – the Real Estate]

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.