



Document 2023 353

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

E ✓ Return to: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404

Trustee Affidavit

RE: A parcel of land in the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of the NW¼SE¼ of Section 27, T74W, R28W, Madison County, Iowa; thence along the east line of said NW¼SE¼, South 00°00'00", 435.53 feet to the point of beginning; Thence continuing along said east line, South 00°00'00", 586.49 feet; thence North 88°50'35" West, 742.87 feet; thence North 00°00'00", 586.40 feet; thence South 88°50'35" East, 742.87 feet to the point of beginning.

State of Iowa; County of Union) ss:

We, Darren Toppin and Maichael Toppin, being first duly sworn (or affirmed) under oath depose and state:

We am the Trustees under the **Carver Road Irrevocable Trust** to which the above-described real estate was conveyed to the trustee by Gerald D. Toppin and GayLee M. Toppin, husband and wife, pursuant to the Warranty Deed recorded on July 1, 2010 in Book 2010 at Page 1499.

We are the presently existing trustees under the Trust and we are authorized to convey the real estate by Quit Claim Deed without any limitation or qualification whatsoever.

Trustee Affidavit
Page two

The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the real estate described above, free and clear of any adverse claims. All parties to the Trust have signed a Consent to Conveyance as attached hereto.

The Trust is irrevocable and none of the beneficiaries of the trust are deceased.

This Affidavit is given for all purposes contemplated under Iowa Code Section 614.14.

Words and phrases herein, including acknowledgment hereof, shall be construed as singular or plural in number, and as masculine or feminine in gender, according to the context

Dated February 17, 2023.

Carver Road Irrevocable Trust

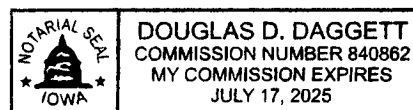
Darren Toppin
by: Darren Toppin, Trustee

Mike Toppin
Michael Toppin, Trustee

Subscribed and sworn to (or affirmed) before me on February 17, 2023, by Darren Toppin and Michael Toppin, as Trustees of the Carver Road Irrevocable Trust.

DDD:a19920

[Signature]
Notary Public in and for said State and County



Consent to Conveyance

RE: A parcel of land in the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

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Gerald D. Toppin died as a resident of Lorimor, Madison County, Iowa on August 21, 2012 survived by his wife, GayLee M. Toppin and their three children, Darren Toppin, Michael Toppin, and David Toppin. Gerald D. Toppin did not have any other children.

GayLee M. Toppin is the sole legal heir of Gerald D. Toppin.

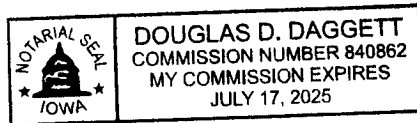
The three beneficiaries of the Carver Road Irrevocable Trust are: Darren Toppin, Michael Toppin, and David Toppin.

GayLee M. Toppin hereby consents to the conveyance of this real estate from the Carver Road Irrevocable Trust to GayLee M. Toppin.

X GayLee Mary Toppin
GayLee Mary Toppin

State of Iowa; County of Union)

This instrument was acknowledged before me on February 3, 2023 by GayLee Mary Toppin.



[Signature]
Notary Public in and for said State and County

Consent to Conveyance

RE: A parcel of land in the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

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Gerald D. Toppin died as a resident of Lorimor, Madison County, Iowa on August 21, 2012 survived by his wife, GayLee M. Toppin and their three children, Darren Toppin, Michael Toppin, and David Toppin. Gerald D. Toppin did not have any other children.

GayLee M. Toppin is the sole legal heir of Gerald D. Toppin.

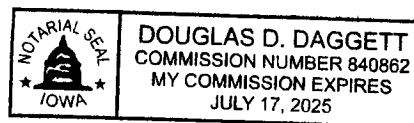
The three beneficiaries of the Carver Road Irrevocable Trust are: Darren Toppin, Michael Toppin, and David Toppin.

Darren Toppin hereby consents to the conveyance of this real estate from the Carver Road Irrevocable Trust to GayLee M. Toppin.

Darren Toppin
Darren Toppin

State of Iowa; County of Union)

This instrument was acknowledged before me on February 17, 2023 by Darren Toppin.



DDD:a19922-2

Daggett
Notary Public in and for said State and County

Consent to Conveyance

RE: A parcel of land in the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

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Gerald D. Toppin died as a resident of Lorimor, Madison County, Iowa on August 21, 2012 survived by his wife, GayLee M. Toppin and their three children, Darren Toppin, Michael Toppin, and David Toppin. Gerald D. Toppin did not have any other children.

GayLee M. Toppin is the sole legal heir of Gerald D. Toppin.

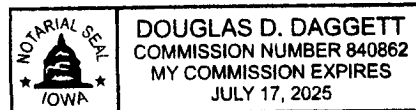
The three beneficiaries of the Carver Road Irrevocable Trust are: Darren Toppin, Michael Toppin, and David Toppin.

Michael Toppin hereby consents to the conveyance of this real estate from the Carver Road Irrevocable Trust to GayLee M. Toppin.

Mike Toppin
Michael Toppin

State of Iowa; County of Union)

This instrument was acknowledged before me on February 17, 2023 by Michael Toppin.



Daggett
Notary Public in and for said State and County

Consent to Conveyance

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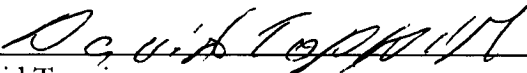
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Gerald D. Toppin died as a resident of Lorimor, Madison County, Iowa on August 21, 2012 survived by his wife, GayLee M. Toppin and their three children, Darren Toppin, Michael Toppin, and David Toppin. Gerald D. Toppin did not have any other children.

GayLee M. Toppin is the sole legal heir of Gerald D. Toppin.

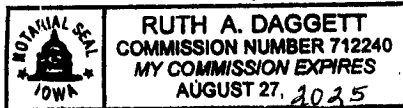
The three beneficiaries of the Carver Road Irrevocable Trust are: Darren Toppin, Michael Toppin, and David Toppin.

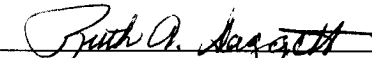
David Toppin hereby consents to the conveyance of this real estate from the Carver Road Irrevocable Trust to GayLee M. Toppin.


David Toppin

State of Iowa; County of Linn)

This instrument was acknowledged before me on February 17, 2023 by David Toppin.




Notary Public in and for said State and County