BK: 2024 PG: 1214

Recorded: 6/3/2024 at 2:26:47.0 PM

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County Recording Fee: \$12.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$15.00 Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Return: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306 Jeffrey Snicker and Sara Snicker, 223 East South Street, Winterset, IA 50273

AFFIDAVIT OF TRUSTEE

STATE OF _______) ss

Re: Lot Eight (8) in Block Twenty-nine (29) of the Original Town of Winterset, Madison County, Iowa.

Locally known as 223 East South Street, Winterset, IA 50273

- I, Rebecca J. Nebel Trimble, being first duly sworn and under oath state of my personal knowledge that:
- 1. I am Trustee of the REBECCA J. NEBLE TRIMBLE REVOCABLE TRUST DATED FEBRUARY 27, 2023 ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustee pursuant to an instrument recorded February 28, 2023 in Book 2023, Page 390 in the office of the Madison County Recorder.
- 2. I am the presently existing Trustee, and I have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to Jeffrey Snicker and Sara Snicker by a Trustee Warranty Deed, without any limitation or qualification whatsoever.
- 3. The Trust is in existence, and I am authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims.
- 4. The grantor of the Trust and all beneficiaries of the Trust are alive on the date of this Affidavit.

Dated: 5/30/24, 2024.

Rebecca J. Neble Trimble Revocable Trust Dated February 27, 2023

CHRIAN P.	Commission N	SHARON lumber 848730 ssion Expires
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By: Behee	ed ():	Theb	Are	nible
Rebecca J.	Nebel Trim	nble, Trusto	kust	tee,

STATE OF	lowa)
COUNTY OF	polk) ss:)

Signed and sworn to (or affirmed) before me on 500 24, by Rebecca J. Nebel Trimble, Trustee of the Rebecca J. Neble Trimble Revocable Trust Dated February 27, 2023.

Notary Public (