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INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Nicholas Mulder and Kelsey Mulder, 906 N. 14th Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Eighteen (18) in Block Four (4) of Birchwood Estates Plat No. 1 an Addition to the City of Winterset, Madison County, Iowa.




STATE OF IOWA, COUNTY OF MADISON, ss:

I, Paula J. Wildin, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the Douglas W. Wildin and Paula J. Wildin Trust under Trust Agreement dated September 11, 2020, to which the above-described real estate was conveyed to the Trustee pursuant to an instrument recorded March 8, 2022, in the Office of the Madison County Recorder in Book 2022 at Page 682.
2. I am the presently existing Trustee under the Trust, and I am authorized to convey title to the above-described real estate to Nicholas Mulder and Kelsey Mulder without any limitation or qualification whatsoever.
3. The Trust is in existence and I am authorized to transfer the interest in the real estate as above-described, free and clear of any adverse claims.
4. The Grantors of the Trust are Douglas W. Wildin and Paula J. Wildin.
5. Grantor, Douglas W. Wildin, died December 4, 2023.
6. Grantor, Paula J. Wildin is alive.
7. The Trust is revocable.

Paula J. Wildin, Affiant

Signed and sworn to (or affirmed) before me on June 11, 2024, by Paula J. Wildin as Trustee of the Douglas W. Wildin and Paula J. Wildin Trust under Trust Agreement dated September 11, 2020.


Signature of Notary Public

