



Document 2024 2830

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:**

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

**Taxpayer Information:**

Gregory Tucker and LeAnn Tucker, 628 South 7th Ave., Winterset, IA 50273

**Return Address**

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309

**Grantor:**

Gregory L. Tucker, Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009

**Grantee:**

Gregory Tucker and LeAnn Tucker

**Legal Description:**

See Page 3

**Document or instrument number of previously recorded documents:**

N/A

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

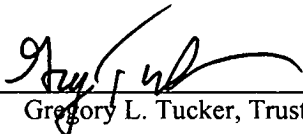
RE: See Exhibit A hereto

STATE OF IOWA, COUNTY OF Madison, ss:

I, Gregory L. Tucker, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

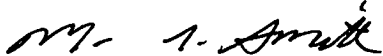
- 1. I am the Trustee of the Max J. and Mary Jo Tucker Trust dated February 10, 2009 (the "Trust") to which the above-described real estate was conveyed pursuant to an instrument filed on February 19, 2009, in Book 2009, Page 458 in the Madison County Recorder's Office.
- 2. I am presently the existing Trustee under the Trust, and I am authorized to transfer all the Trust's interest in and to said real estate to Gregory Tucker and LeAnn Tucker, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, 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 above, free and clear of any adverse claims.
- 4. The Grantors of the Trust are deceased, and the Trust is irrevocable.
- 5. IRS Form 706 is not required to be filed as a result of the Grantors' deaths. Iowa Department of Revenue Form IA 706 is not required to be filed under Iowa Code § 450.22(2) and (3).

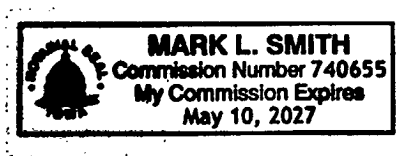
**Max J. and Mary Jo Tucker Trust dated February 10, 2009**

By:   
Gregory L. Tucker, Trustee

STATE OF IOWA, COUNTY OF Madison, ss

This record was acknowledged before me on 11/20/2024, 2024, by Gregory L. Tucker, as Trustee of the above-named Trust.

  
Notary Public in and for the State of Iowa



**EXHIBIT A**  
**Legal Description**

All right, title, and interest in and to:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4), AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND Parcels "A" and "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18), containing 11.01 acres and 23.53 acres, respectively, as shown in Plat of Survey filed in Book 2021, Page 2516 on June 17, 2021, in the Office of the Recorder of Madison County, Iowa.

