

BK: 2024 PG: 3148
Recorded: 12/27/2024 at 1:55:44.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4624

Mail tax statements and return documents to:
Laura Mommsen, 2672 Quail Ridge Ave, Peru, IA 50222

AFFIDAVIT OF TRUSTEE

Legal: Parcel "E" located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.

The undersigned, being first duly sworn on oath, deposes and states as follows:

1. We are the Trustees of **The Richard Freedman Revocable Trust, Richard Freedman and Ilana Freedman, Trustees dated 10/16/2013 a/k/a Richard Freedman Revocable Trust**, to which the above-described real estate was conveyed by a deed recorded June 12, 2014, in the office of the Madison County Recorder in Book 2014, Page 1385.
2. We are authorized to transfer the Trusts' interests in the subject property to Laura Mommsen without any limitation or qualification whatsoever.
3. The Trusts are in existence and we, as Trustees, respectively, are authorized to transfer the trusts' interests in the subject property free and clear of any adverse claim.
4. The grantor(s) of the trusts is/are alive.

5. The trusts are revocable or, if the trusts are irrevocable, none of the beneficiaries of the trusts are deceased.

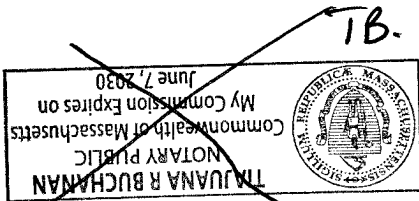
Richard Freedman
Richard Freedman

Ilana Freedman
Ilana Freedman

STATE OF ~~MA~~ T.B. Massachusetts

COUNTY OF Essex) SS:
)

This instrument was acknowledged before me on December 19th, 2024.
by **Richard Freedman and Ilana Freedman as Trustees of the Richard Freedman Revocable Trust dated 10/16/2013.**



[Signature]
Notary Public in and for said State Massachusetts

