

BK: 2025 PG: 139
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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

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: Nathan T Simms and Tiffany T Simms, 818 N 11th Avenue Cir, Winterset, IA 50273

AFFIDAVIT OF TRUSTEE

STATE OF Iowa)
) ss:
COUNTY OF Madison)

Re: Lot Sixteen (16) of GLENWOOD PLAT 1, an Addition to the City of
Winterset, Madison County, Iowa.

Locally known as 818 N 11th Avenue Cir, Winterset, IA 50273

I, Wava L. Shirbroun, being first duly sworn and under oath state of my personal knowledge that:

1. I am Trustee of the **WAVA L. SHIRBROUN REVOCABLE TRUST** ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustee pursuant to an instrument recorded August 30, 2019 in Book 2019 at Page 2731 in the office of the Madison County Recorder.

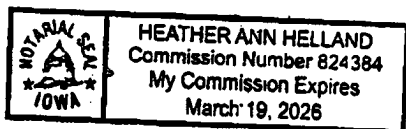
2. I am the presently existing Trustee, and I have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to Nathan T Simms and Tiffany T Simms by a Trustee Warranty Deed, without any limitation or qualification 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: 3 January, 2025.

Wava L. Shirbroun Revocable Trust



By: Wava L. Shirbroun, Trustee
Wava L. Shirbroun, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

Signed and sworn to (or affirmed) before me on Jan 3, 2025, by
Wava L. Shirbroun, Trustee of Wava L. Shirbroun Revocable Trust.

Heather Helland
Notary Public