

BK: 2025 PG: 1860
Recorded: 7/21/2025 at 10:45:26.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return to: John D. Twillmann, Bump & Twillmann Law, Box 127, Panora, Iowa 50216 (641) 755-2131

**AFFIDAVIT OF SUCCESSOR TRUSTEE
OF THE WAYNE I. FINDLEY REVOCABLE TRUST
DATED June 21, 2016.**

STATE OF IOWA, GUTHRIE COUNTY ss-

I, the undersigned, Brent W. Findley, do hereby certify that I am the duly appointed and acting successor trustee of the WAYNE I. FINDLEY REVOCABLE TRUST Dated June 21, 2016 ("The Trust"). With respect to said Trust, I hereby certify to the following facts:

1. That on June 21, 2016, Wayne I. Findley, as Trustee executed The Trust. Wayne I. Findley was the initial Trustee.
2. On September 18, 2024, Wayne I. Findley died and the Trustee Appointers appointed Brent W. Findley as sole Successor Trustee.
3. On July 27, 2016 Wayne I. Findley and E. Irene Findley, husband and wife, executed one certain Warranty Deed recorded August 1, 2016, in Book 2016, Page 2213, conveying to Wayne I. Findley, Trustee of the Wayne I. Findley Revocable Trust dated June 21, 2016 the following described real property, to-wit:

My undivided one-half interest in and to:

The Northeast Fractional Quarter of the Northwest Fractional Quarter and the Southeast Quarter (SE¼) of the Northwest Fractional Quarter of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

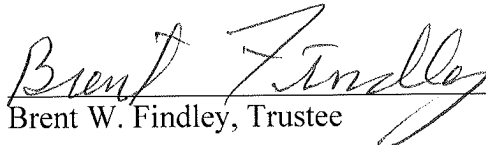
4. That I have caused to be published a Trust Notice to Creditors, Heirs and Beneficiaries. Said Notice was published once each week for two consecutive weeks in a weekly newspaper of general circulation, published in Adair County, Iowa, pursuant to the provisions of Section 633A.3110 Code of Iowa (2024). Attached hereto is the publisher's Proof of Publication of said notices. I have also caused the mailing of said Trust Notice to each heir of the Decedent Wayne I. Findley and each beneficiary under The Trust. All statutory requirements pertaining to claims have been complied with, including charges, and no lien continues to exist on any property as security for any claim.

That I have made a reasonably diligent effort to ascertain the names and addresses of all persons believed to own or possess claims against the Decedent Wayne I. Findley and The Trust and have served notice by ordinary mail upon all claimants whose identities were reasonably ascertained, at their last known address, and whose claims will not or may not be paid or otherwise satisfied during the administration of this Estate.

5. There is no debt owing to the Department of Human Services for any medical assistance that may have been provided to the Decedent.
6. The Trustor Wayne I. Findley did not leave any genetic material, as defined by Section 633.477(13) Code of Iowa (2024).
7. The undersigned Affiant certifies that the WAYNE I. FINDLEY REVOCABLE TRUST is entirely exempt from any and all Federal Estate Tax and that a Federal Estate Tax Return will not be filed in connection with the death of Wayne I. Findley.
8. The undersigned Affiant certifies that the beneficiaries of the WAYNE I. FINDLEY REVOCABLE TRUST are entirely exempt from Iowa Inheritance Tax. An Iowa Inheritance Tax Return is not required to be filed pursuant to Section 450.53(1)(b) Code of Iowa (2024).
9. That pursuant to the provisions of The Trust, the undersigned successor trustee is vested with comprehensive power to sell assets held by The Trust, specifically the power to convey title to the above described real property, free and clear of any adverse claims.

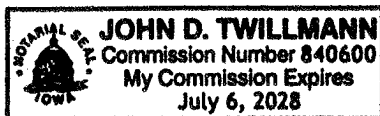
I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

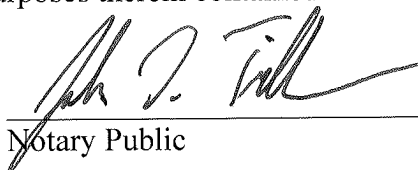
Dated July 3, 2025


Brent W. Findley, Trustee

STATE OF IOWA :
:ss-
COUNTY OF GUTHRIE :

On this 3rd day of July, 2025, before me personally appeared Brent W. Findley, as Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed for the purposes therein contained.




Notary Public

AFFIDAVIT OF PUBLICATION

FINDLEY REVOCABLE TRUST TRUST NOTICE IN THE MATTE

Prepared by Adair County Free Press, 141 Public Square, Greenfield, IA 50849

I, Craig Mittag, depose and say that I am General Manager of the Adair County Free Press, a newspaper publication in Greenfield, Adair County, Iowa, that the annexed printed notice in the above entitled action was published on:

10/09/2024 10/16/2024

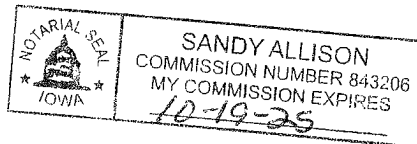
Publication cost: \$ 49.00

Craig Mittag
Craig Mittag

Sworn to before me and subscribed in my presence by the said Craig Mittag this

16 day of October 2024

Sandy Allison
Notary Public



TRUST NOTICE IN THE MATTER OF THE TRUST: WAYNE I. FINDLEY REVO- CABLE TRUST

To all persons regarding Wayne I Findley, deceased, who died on or about September 18, 2024. You are hereby notified that Brent W. Findley is the Trustee of the Wayne I. Findley Revocable Trust dated on June 21, 2016. Any action to contest the validity of the trust must be brought in the Iowa District Court of Adair County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustees at the addresses listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated September 24, 2023.

Wayne I. Findley Revocable Trust

/s/ Brent W. Findley

Brent W. Findley, Trustee

3370 340th Street

Stuart, Iowa 50250

William E. Bump, #8237

John D. Twillmann, #12810

Attorneys for Trustees

211 SW 7th St., Box 366

Stuart, IA 50250

Phone: 515-523-2843

Date of second publication: 16th day of October, 2024.