

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (WTM163055)

Return To: Alexandria G. Bonjour and Dustin R. Bonjour, 209 Locust Street, DeSoto, IA 50069

Taxpayer Information: Alexandria G. Bonjour and Dustin R. Bonjour, 209 Locust Street, DeSoto, IA 50069

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

RE: **Lot Two (2) of the Replat of Nemmers Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

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

1. I am the trustee under the Phillip J. Nemmers Revocable Trust, to which the above-described real estate was conveyed to the trust pursuant to a Deed filed July 2, 2021 in Book 2021, Page 2733.
2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Alexandria G. Bonjour and Dustin R. Bonjour, 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 in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust is alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.
6. This affidavit is filed to supplement Deed filed March 20, 2025 in Book 2025, Page 658.

Dated: 7/16/2025

**Phillip J. Nemmers, as Trustee of the Phillip J. Nemmers Revocable Trust**

By: [Signature]  
Phillip J. Nemmers, Trustee

STATE OF Iowa )  
 ) ss:  
COUNTY OF Madison )

This record was acknowledged before me on July 16, 2025, by **Phillip J. Nemmers, as Trustee of the Phillip J. Nemmers Revocable Trust.**

[Signature]  
Notary Public in and for said State

