

BK: 2025 PG: 1956
Recorded: 7/29/2025 at 9:47:47.0 AM
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:

ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226

Return document to and mail tax statements to:

ABIGAIL L. BEELER, 1741 PITZER RD., EARLHAM, IA 50072

TRUSTEE'S AFFIDAVIT

Legal: Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, page 2245 on July 30, 2013, in the Office of the Recorder of Madison County, Iowa



Address: 1741 Pitzer Rd., Earlham, IA 50072

The undersigned, as the Trustee, state that I have reviewed the Trust instrument and I am familiar with its operative provisions. I hereby swear or affirm as follows:

1. Cheryl A. Flaskerud is the Trustee of the Cheryl A. Flaskerud Revocable Trust dated August 31, 2023.
2. The Trust was validly created and is duly existing under applicable law.
3. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
4. The above-described real estate was conveyed to the Trust by deed filed of record on October 5, 2023 in Book 2023, Page 2461.
5. The settlor of the Trust and all its beneficiaries are alive and not deceased.
6. Pursuant to the terms of the Trust, the Trust will continue to be managed for the benefit of certain beneficiaries.

7. Pursuant to the terms of the Trust, the Trustees have full authority to sell, convey, mortgage, encumber, or pledge real estate which is owned by the Trust free and clear of any adverse claim.
8. This Affidavit is given in compliance with Title Standard 4.7 in connection with a conveyance from the Trustee of an *inter vivos* trust.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p>STATE OF <u>Texas</u>) COUNTY OF <u>Tarrant</u> 568607-3) SS:</p> <p>On this <u>25th</u> day of <u>July</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Cheryl A. Flaskerud, as Trustee of the Cheryl A. Flaskerud Revocable Trust dated August 31, 2023, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p> Jerry W Johnson Notary Public, State of Texas</p> <p>Notary Public in and for said State</p>	<p>Dated: <u>07/25/2025</u>, 2025</p> <p><i>Cheryl A. Flaskerud</i></p> <p>Cheryl A. Flaskerud, as Trustee of the Cheryl A. Flaskerud Revocable Trust dated August 31, 2023</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <div style="text-align: center;"> <p>Jerry W Johnson</p> <hr/> <p>ID NUMBER 568607-3 COMMISSION EXPIRES July 28, 2026</p> </div> </div>
<p>Electronically signed and notarized online using the Proof platform.</p>	