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Date 1/03/2025 Time 2:09:43PM

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: NDTCO as custodian FBO Jason Phelps IRA, 1070 Century Drive, Louisville, CO 80027

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Return Document To: NDTCO as custodian FBO Jason Phelps IRA, 1070 Century Drive, Louisville, CO 80027

Grantors: Stephen W. Dunn as Trustee of the Dunn Family Trust

Grantees: NDTCO as custodian FBO Jason Phelps IRA

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An Undivided One-half ($\frac{1}{2}$) interest in and to:

The Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **AND** all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7) lying West of the public road, **EXCEPT** all that part of Parcels "A" and "B" located therein, containing 5.2487 acres and 1.9966 acres respectively, as shown in Plat of Survey filed in Deed Record 106, Page 365, on February 7, 1977, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcels "K", "L", "M", "N", and "P" located in the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018, **AND EXCEPT** Parcel "D" of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 0.22 acres, as shown in Plat of Survey filed in Book 2012, Page 2921, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G" located in the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 1.047 acres, as shown in Plat of Survey filed in Book 2012, Page 2920, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "L" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 19.84 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "M" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 3.03 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "P" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 3.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "H" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.05 acres, as shown in Plat of Survey filed in Book 2012, Page 2922, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12).

STATE OF ~~NEW YORK~~ California, COUNTY OF Los Angeles, ss:

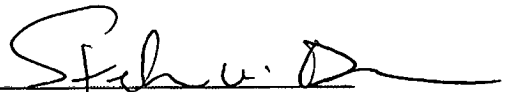


I, Stephen W. Dunn, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

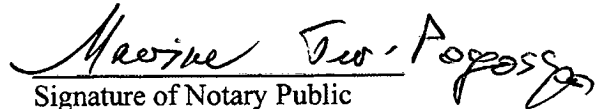
- 1 I am the trustee under the Dunn Family Trust dated June 10, 1990, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded July 2, 1990, in the office of the Madison County Recorder in Book 126 Page 756.



- 2 I am the presently existing trustee under the Trust, and I am authorized to convey real estate 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 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Stephen W. Dunn, Affiant

Signed and sworn to (or affirmed) before me on 12.19.2021, by
Stephen W. Dunn.


Signature of Notary Public

