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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**Return To:** Regan Grettenberg and Allison Grettenberg, 414 Oak Tree Dr., Winterset, Iowa 50273

**Taxpayer:** Regan Grettenberg and Allison Grettenberg, 414 Oak Tree Dr., Winterset, Iowa 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

$\frac{1}{3}$

CASH 168715-MDK



### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot One (1), Birchwood Estates Plat No.3, an Addition to the City of Winterset, Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON, ss:



I, Jennifer J. O'Brien, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am a trustee under the Jennifer J. O'Brien Trust trust dated April 19, 2024, to which the above-described real estate was conveyed to the trustee by T and T Development Group, LLC, pursuant to an instrument recorded January 26, 2015, in the office of the Madison County Recorder in Book 2015, Page 194.
- 2 I am presently one of the existing trustees under the Trust, and we are authorized to sell real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and the trustees are authorized to transfer the interest in real estate as described above, free and clear of any adverse claims.
- 4 The grantors of the trust are alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Jennifer J. O'Brien, Affiant

Signed and sworn to (or affirmed) before me on \_\_\_\_\_,  
Jennifer J. O'Brien.

Oct. 16, 2025, by

Jerrold B. Oliver  
Signature of Notary Public

