

BK: 2025 PG: 3449  
Recorded: 12/19/2025 at 11:11:59.0 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

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Preparer: Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 515-864-9370  
Return To: West Bank, 3330 Westown Parkway, West Des Moines, IA 50266

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## INDIVIDUAL TRUSTEE'S AFFIDAVIT

### LEGAL DESCRIPTION:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT a tract commencing at the Northwest corner of said South Half (1/2) of the Southwest Quarter (1/4), running thence East 441 feet, thence South 353 feet, thence West 415 feet, thence North 357 feet to the point of beginning.

We, John Hardy and Craig V. Schrader as Senior Trust Officers for West Bank, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-trustees under the Brian James Hardy Trust, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the 27<sup>th</sup> day of March 2023, in the office of the Madison County Recorder in Book 2023 Page 615.

2. We are the presently existing co-trustees under the Trust and we are authorized to convey the above-described real estate to Shanon Jamison and Daniel Jamison, without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, 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.

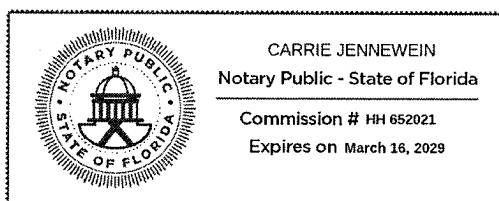
Dated: 12/11/2025

Brian James Hardy Trust

By: John Hardy  
John Hardy, Co-Trustee

STATE OF Florida  
Oregon )  
Lake ) ss:  
COUNTY OF Jackson )

This record was acknowledged before me on 12/11/2025, by  
John Hardy as Co-Trustee of the Brian James Hardy Trust.



Carrie Jennewin  
Notary Public in and for said State

Notarized remotely online using communication technology via Proof.

Dated: 12 - 9 - 25

Brian James Hardy Trust

By: Craig V Schrader  
Craig V. Schrader  
Senior Trust Officer for West Bank

STATE OF Iowa )  
                      ) ss:  
COUNTY OF POLK )

This record was acknowledged before me on December 9, 2025, by  
Craig V. Schrader as the Senior Trust Officer for West Bank as Co-Trustee of Brian James Hardy  
Trust.

Jean Chapman  
Notary Public in and for said State  
