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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: J. Stephen Lathrum, 3045 St. Charles Road, St. Charles, IA 50240

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Marcia Knutson and J. Stephen Lathrum as co-trustees of Patsy M Lathrum Irrevocable Trust

Grantees: J. Stephen Lathrum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE'S AFFIDAVIT

RE: See description attached.

STATE OF IOWA, COUNTY OF MADISON, ss:

We, Marcia Knutson and J. Stephen Lathrum, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

- 1 We are the trustees under the Patsy M Lathrum Irrevocable Trust dated September 22, 2022, to which the above-described real estate was conveyed to the trustees by Warranty Deed, pursuant to an instrument recorded September 29, 2022, in the office of the Madison County Recorder in Book 2022, Page 2842.
- 2 We are presently existing trustees under the Trust and we are authorized to convey the real estate 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 grantor of the trust is not 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 irrevocable and none of the beneficiaries of the trust are deceased.

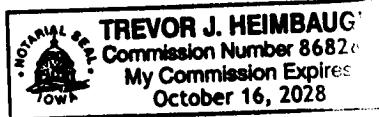
Marcia Knutson

Marcia Knutson, Affiant

J. Stephen Lathrum

J. Stephen Lathrum, Affiant

Signed and sworn to (or affirmed) before me on May 19, 2026, by
Marcia Knutson and J. Stephen Lathrum.



T. J. Heimbaug

Signature of Notary Public

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), and the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), and the following-described tract of land, to-wit: Commencing at the Southeast Corner of Section Sixteen (16) and running thence East 80 rods to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), thence North 12 rods, thence West 66 rods and 11 feet, thence North 5-1/19 rods, thence West about 40 rods or to the center of the highway, thence Southwest along the center of said highway to the East line of School House Land, being a point 10 rods East of the West line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), thence South along said East line of said School House Land to the South line of said Section Sixteen (16), thence East 30 rods to the place of beginning, excepting therefrom one acre described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15) and running thence North 12 rods, thence West to the middle of Clanton Creek, thence South along the middle of said stream to the south line of said Section Fifteen (15), thence East on said Section line to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

All of the North Half of the East 3/4 of the Northwest Quarter lying West of Clanton Creek in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.