

BK: 2026 PG: 1508
Recorded: 5/28/2026 at 1:52:48.0 PM
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

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr, WDM IA 50266 5158649370

Return To: William J. Mahon, II, 1432 Walnut Lane, Cumming, IA 50061

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot 1A of KNOUF'S RURAL ESTATES REPLAT OF LOT ONE (1) SUBDIVISION, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Address 1432 Walnut Lane, Cumming, IA 50061

:

I, Cole Michael Scott, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Jean Anne Scott Family Trust, dated January 29, 2026, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the filed January 29, 2026, in the office of the Madison County Recorder in Book 2026 Page 298

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to William J. Mahon, II, 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.

