



Document 2026 1712

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Date 6/11/2026 Time 1:26:17PM

Rec Amt \$32.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

WHEN RECORDED RETURN TO:
eRecording Partners Network
1200 East Market Street, Suite 751
Akron, OH 44305

~~Record and Return To:~~

~~First American Mortgage Services
4795 Regent Blvd
Irving, TX 75063~~

Mail Tax Statements to:

Kevin K. Collins and Kent K. Collins
1423 US HWY 169
Winterset, IA 50273

Prepared by:

Dean Hoag, Jr.
Smolar Andriko Law Group,
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Phone Number: 412-923-3500
Iowa Bar ID: 5540

Order No.: 605223

**AFFIDAVIT OF TRUSTEE
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF MINNESOTA

COUNTY OF DAKOTA

We, **KEVIN K. COLLINS and KENT K. COLLINS**, Affiants, being first duly sworn on oath,
depose and state as follows:

1. Affiants are the currently acting and duly authorized Trustees of the **KAREN S. COLLINS REVOCABLE TRUST AGREEMENT**, dated December 29, 2014 (the "Trust").
2. **KAREN S. COLLINS a/k/a KAREN SUZETTE COLLINS** (the "Decedent") died on September 9, 2025.
3. At the time of Decedent's death, the following described real estate was held in the name of **KAREN S. COLLINS, KEVIN K. COLLINS and KENT K. COLLINS, as Trustees of the KAREN S. COLLINS REVOCABLE TRUST AGREEMENT:**

Commencing at a point 1,220.9 feet West of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 25 and running thence South 42 Degrees 56' east, 274 feet; thence South 42 degrees 15' East, 113.5 feet; thence South 54 degrees 57' East, 432.4 feet; thence South 19 degrees 44' West, 79 feet; thence South 67 degrees 21' West, 63.3 feet, thence South 70 degrees West, 238 feet; thence South 62 degrees 07' West, 155 feet; thence South 47 degrees 20' West, 243 feet; thence South 40 degrees 33' West, 167 feet; thence South 24 degrees 01' West, 35.5 feet; thence South 1 degree 05' East to a point 10 rods North of the South line of said 40-acre tract; thence East to a point 45 5/7 rods East of the West line of said 40-acre tract; thence North to the North line thereof; thence West to the Point of Beginning; Also the South 5 acres of said Southeast Quarter of the Northeast Quarter excepting the East 26 rods of said 5 acre tract;

EXCEPTING THEREFROM all that part thereof used for primary and/or state highway purposes; Also a tract of land described as follows;

Commencing at a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 25, 899.3 feet West of the Southeast corner of said 40-acre tract, and running thence West 299.1 feet, thence Northerly 274.3 feet along a 540 foot radius curve concave Easterly and tangent to the following course; thence North 1 degree 6' West, 153.94 feet; thence North 88 degrees 54' East, 112.47 feet; thence Southeasterly 238.7 feet along a 1960 foot radius curve concave Northeasterly and tangent to the following course; thence South 33 degrees 53' East, 255.1 feet to the Point of Beginning and containing 2.11 acres more or less: all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa;

EXCEPT that part of the above-described land included within the following tract: commencing 101.7 feet West of the Southeast corner of the Northeast Quarter of said section and running thence North 23 degrees 24' West, 213.8 feet; thence North 40 degrees 25 3/4' West, 568.7 feet; thence South 1 Degree West, .621 feet to the South line of said Northeast Quarter of said section; thence East on said South line 464.8 feet to the Point of Beginning and containing 3.7227 acres.

Subject to easements, restrictions, reservations, covenants, and conditions of record.

Parcel ID Number: 210032522020000

Commonly known as: 1423 US HWY 169, Winterset, IA 50273

4. The Affiants, as Trustees, are empowered by the provisions of the Trust to sell, convey, pledge, mortgage, lease, or otherwise transfer title to any interest in real property held in the Trust, and are the requisite number of Trustees required to execute and deliver instruments affecting title to such property.
5. The Trust has not been revoked, modified, or terminated. and remains in full force and effect.
6. There has been no amendment to the Trust which limits the authority of the Trustees to act with respect to the real property described herein.
7. Affiants have no actual knowledge of any facts indicating that the Trust is invalid.
8. Affiants make this Affidavit for the purpose of confirming the authority of the Trustees and the status of title to the above-described real estate.
9. We hereby request that the Auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
10. Form 706, United States Estate Tax return is [] / is not [] (check one) required to be filed as a result of the death of the Decedent.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 22 day of APRIL, 2026.

AFFIANTS:

Kevin K. Collins

**KEVIN K. COLLINS, Trustee of
the KAREN S. COLLINS REVOCABLE
TRUST AGREEMENT, dated December 29, 2014.**

Signed in Counter-Parts

Kent K. Collins

**KENT K. COLLINS, Trustee of
the KAREN S. COLLINS REVOCABLE
TRUST AGREEMENT dated December 29, 2014.**

STATE OF MINNESOTA

COUNTY OF DAKOTA

Subscribed and sworn to (or affirmed) before me on this 22 day of APRIL, 2026, by **KEVIN K. COLLINS and ~~KENT K. COLLINS~~** Trustees of the **KAREN S. COLLINS REVOCABLE TRUST AGREEMENT**, dated **December 29, 2014.**

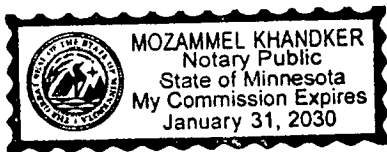
[Signature]

Notary Public

DAKOTA County, MINNESOTA

My commission expires: 01/31/2030

(SEAL)



Dated this 22 day of APRIL, 2026.

AFFIANTS:

Kevin K. Collins

**KEVIN K. COLLINS, Trustee of
the KAREN S. COLLINS REVOCABLE
TRUST AGREEMENT, dated December 29, 2014.**

Kent K. Collins

**KENT K. COLLINS, Trustee of
the KAREN S. COLLINS REVOCABLE
TRUST AGREEMENT dated December 29, 2014.**

STATE OF MINNESOTA

COUNTY OF DAKOTA

Subscribed and sworn to (or affirmed) before me on this 22 day of APRIL, 2026, by **KEVIN K. COLLINS and KENT K. COLLINS** Trustees of the **KAREN S. COLLINS REVOCABLE TRUST AGREEMENT**, dated December 29, 2014. Ⓟ

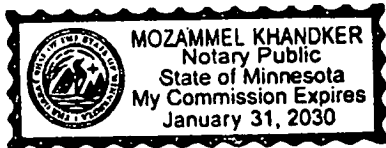
[Signature]

Notary Public

DAKOTA County, MINNESOTA

My commission expires: 01/31/2030

(SEAL)



INDIVIDUAL ACKNOWLEDGMENT

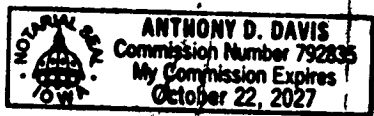
State/Commonwealth of Iowa
County of Madison } ss.

On this the 20th day of May, 2026, before me,
Day Month Year

Anthony D. Davis, the undersigned Notary Public,
Name of Notary Public

personally appeared Kent K. Collins
Name(s) of Signer(s)

personally known to me – OR –
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged to me
that he/she/they executed the same for the purposes
therein stated.



WITNESS my hand and official seal.
Anthony D. Davis
Signature of Notary Public

Anthony D. Davis

10/22/27
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____