

BK: 2026 PG: 1809  
Recorded: 6/17/2026 at 3:22:15.0 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

**Return To:** Clifford M. and Vanessa M. Roberts, 3018 318th Street, Truro, IA 50257  
**Taxpayer:** Clifford M. and Vanessa M. Roberts, 3018 318th Street, Truro, IA 50257  
**Preparer:** DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220, Tel: 515-465-4641

### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel C: That part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Northeast corner of Parcel B, recorded in Book 3 Page 378, with said point being on the North line of said Southwest Quarter of the Southwest Quarter; thence North 85 degrees 47 minutes 58 seconds East, 200.73 feet along said North line; thence South 05 degrees 20 minutes 24 seconds East, 400.01 feet; thence South 56 degrees 00 minutes 43 seconds West, 305.93 feet; thence North 90 degrees 00 minutes 00 seconds West, 424.93 feet; thence North 00 degrees 59 minutes 18 seconds West, 235.00 feet to the Southwest corner of said Parcel B; thence South 84 degrees 38 minutes 55 seconds East, 436.57 feet to the Southeast corner of said Parcel B; thence North 01 degrees 40 minutes 41 seconds East, 360.49 feet to the Point of Beginning, having an area of 4.62 Acres including 0.31 Acres of Road Easement.

STATE OF IOWA, COUNTY OF DALLAS, ss:

I, Danielle R. Navarro, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Russell and Beverly Roberts Irrevocable Trust dated December 6, 2013, to which the above-described real estate was conveyed to the trustee by Russell H. Roberts and Beverly C. Roberts, pursuant to an instrument recorded December 9, 2013, in the office of the Madison County Recorder in December 9, 2013.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the above-described property to Clifford M. Roberts and Vanessa M. Roberts 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.
- 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

- 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 revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Danielle R. Navarro, Trustee  
Danielle R. Navarro, Affiant

Signed and sworn to (or affirmed) before me on May 7, 2026, by Danielle R. Navarro, Trustee of the Russell and Beverly Roberts Irrevocable Trust.

Duwayne J. Dalen  
Signature of Notary Public

