



Document 2026 183

Book 2026 Page 183 Type 06 009 Pages 3  
Date 1/16/2026 Time 10:42:06AM  
Rec Amt \$17.00

BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

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

**Preparer Information:**

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Tel: 515-223-4567

**4 Taxpayer Information:**

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

**6 Return Document To:**

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

**Grantors:**

Madelyn N. Young as Trustee of the Madelyn N. Young Revocable Trust

**Grantees:**

Richard Vetter

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

An undivided one-half ( $\frac{1}{2}$ ) interest in:

A parcel of land in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., thence South  $86^{\circ}44'$  West 236.5 feet along the north line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) to the point of beginning. Thence continuing South  $86^{\circ}44'$  West 1,079.6 feet to the Northwest corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence South  $00^{\circ}42'$  East 925.2 feet along the west line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North  $86^{\circ}44'$  East 330.5 feet, thence South  $00^{\circ}42'$  East 396.0 feet to the south line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North  $86^{\circ}44'$  East 969.5 feet to the Southeast corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North  $00^{\circ}00'$  1,012.0 feet along the east line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence South  $86^{\circ}44'$  West 148.0 feet, thence North  $02^{\circ}47'$  West 221.0 feet, thence North  $88^{\circ}53'$  West 72.0 feet, thence North  $03^{\circ}54'$  West 83.0 feet to the point of beginning, containing 35.38 acres; EXCEPT Top View Acres subdivision, located therein, containing 8.34, acres as shown in Plat of Survey filed in Book 2011, Page 3069 on November 15, 2011, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, COUNTY OF POLK, ss:

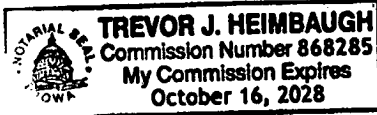
I, Madelyn N. Young, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Madelyn N. Young Revocable Trust dated September 2, 2025, to which the above-described real estate was conveyed to the trustee by Madelyn N. Young, pursuant to an instrument recorded September 4, 2025, in the office of the Madison County Recorder in Book 2025, Page 2368.
2. I am the presently existing trustee under the Trust and I am authorized to convey and transfer title to real estate 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Madelyn Young

Madelyn N. Young, Affiant

Signed and sworn to (or affirmed) before me on January 15, 2026, by Madelyn N. Young.



T. J. Heimbaugh

Signature of Notary Public