



Document 2026 1857

Book 2026 Page 1857 Pages 3
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDIVIDUAL 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: Lisa Michelle Martin and August Timothy Martin, 2102 NW Small Oaks St., Bentonville, AR 72712

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

Grantors: A. John Martin Living Trust dated November 23, 2021

Grantees: Lisa Michelle Martin and August Timothy Martin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXECPT the following-described tracts, to-wit:

1. A tract of land located in the North Half ($\frac{1}{2}$) of said Section Thirty (30) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 28.778 acres, as shown in Plat of Survey filed in Book 2, Page 205 on July 24, 1990 in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 230 on February 22, 1991 in the Office of the Recorder of Madison County, Iowa;
3. The North 280.5 feet of the East 278 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30);
4. The West $26 \frac{2}{3}$ rods of the South 12 rods of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31);
5. A tract of land located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30) and more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), running thence North 78 rods, thence West 50 rods, thence North 32 rods, thence West 3 rods, thence North 50 rods to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence West to the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence South 160 rods to the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence East to the point of beginning.

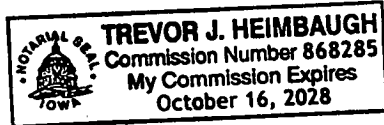
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Becky L. Martin, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the A. John Martin Living Trust dated November 23, 2021 to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded March 4, 2022, in the office of the Madison County Recorder in Book 2022 Page 649.
- 2 I am the presently existing trustee under the Trust, and I am authorized to convey 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 deceased.
- 5 The trust is irrevocable and none of the beneficiaries of the trust are deceased.

Becky L. Martin
Becky L. Martin, Affiant

Signed and sworn to (or affirmed) before me on May 29, 2026, by
Becky L. Martin.



T. J. Heimbaugh
Signature of Notary Public