



Document 2026 1956

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Date 6/30/2026 Time 12:55:17PM
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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: Al Leonard, LLC, 815 E Green Street, Winterset, IA 50273

✓ **Return Document To:** Al Leonard, LLC, 815 E Green Street, Winterset, IA 50273

Grantors: Katie Marie Hitchcock as trustee of Merrill and Chris Hitchcock Family Trust

Grantees: Al Leonard, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Two (2) and Three (3) in Block Eleven (11), Loughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the East Twenty (20) feet of said Lot Two (2).



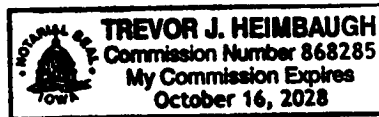
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Katie Marie Hitchcock, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Merrill and Chris Hitchcock Family Trust trust dated July 28, 2025, to which the above-described real estate was conveyed to the trustee by Merrill J. Hitchcock and Christine A. Hitchcock, Husband and Wife, pursuant to an instrument recorded July 30, 2025, in the office of the Madison County Recorder in Book 2025 PG: 1967.
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 alive.
5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Katie Marie Hitchcock
Katie Marie Hitchcock, Affiant

Signed and sworn to (or affirmed) before me on June 29, 2026, by Katie Marie Hitchcock.



[Signature]
Signature of Notary Public