

BK: 2026 PG: 1966  
Recorded: 7/1/2026 at 8:05:50.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** James E. Van Werden, 1009 Main Street, Adel, IA 50003,  
Phone: (515) 697-4224

**Taxpayer Information:** Rebecca S. Holmes, 12453 Douglas Pkwy., Urbandale, IA 50323 and  
Stephen M. Holmes, 902 W. Filmore St., Winterset, IA 50273

**Return Document To:** James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel,  
IA 50003

**Grantor:** Rebecca S. Holmes and Stephen M. Holmes as co-trustees of the Michael D. and Ilene  
Holmes Family Trust

**Grantee:** Rebecca S. Holmes and Stephen M. Holmes, as single persons

**Legal Description:** See Page 2

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

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

A tract of land commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest corner of Section 36, in Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., and running thence South 518 feet and 4 inches, thence West 148 feet, thence South 165 feet to the middle of the road, thence West 172 feet and 2 inches, thence North 683 feet and 4 inches, thence East 320 feet and 2 inches to the point of beginning, Madison County, Iowa, subject to easements of record for public utilities, roads and highways.

EXCEPT PARCEL "HH", as shown in Plat of Survey filed in Book 2025, Page 1499 on June 13, 2025, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2025, Page 1529 on June 17, 2025, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF DALLAS, ss:

We, Rebecca S. Holmes and Stephen M. Holmes, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the co-trustees of the Michael D. and Ilene Holmes Family Trust to which the above-described real estate was conveyed to the trustees pursuant to the Michael D. and Ilene Holmes Family Trust U/A/D June 3, 2002, by Quit Claim Deed on June 5, 2002, Book 2002, Page 2717 in the office of the recorder in Madison County, Iowa.

2. We are the presently existing co-trustees under the Trust, and we are authorized to sell and convey real estate.

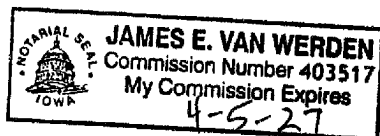
3. The Trust is in existence and we, as co-trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantors of the trust are deceased.

5. The trust is irrevocable, Michael D. Holmes died December 9, 2014, and Ilene Holmes resigned as Trustee on November 10, 2021, and died September 18, 2025.

✓ Rebecca S. Holmes  
Rebecca S. Holmes, Co-Trustee of the  
Michael D. and Ilene Holmes Family Trust

Signed and sworn to (or affirmed) before me on June 24, 2026, by Rebecca S. Holmes, co-trustee of the above-entitled trust.



James E. Van Werden  
Signature of Notary Public

X Stephen M. Holmes  
Stephen M. Holmes, Co-Trustee of the  
Michael D. and Ilene Holmes Family Trust

Signed and sworn to (or affirmed) before me on June 24, 2026, by Stephen M.  
Holmes, co-trustee of the above-entitled trust.

James E. Van Werden  
Signature of Notary Public

