

BK: 2026 PG: 2177
Recorded: 7/20/2026 at 2:36:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Michael Maynes, 164 Public Square, PO Box 32, Greenfield, IA 50849,
Phone: 641-743-2800

Taxpayer Information: (name and complete address)
Bench S Enterprises, LLC, PO Box 237, Greenfield, IA 50849

Return Document To: (name and complete address)
Michael D. Maynes, 164 Public Square, PO Box 32, Greenfield, IA 50849

Grantors:
Arlene L. Schwartz, Trustee

Grantees:
Bench S Enterprises, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

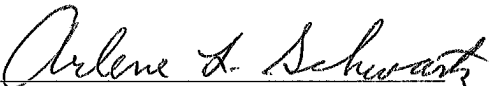
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "B" in the Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described in Plat of Survey dated January 23, 2012 and recorded January 23, 2012 in Book 2012 on Page 202 in the Office of the Madison County Recorder.

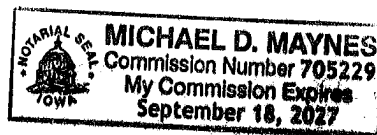
STATE OF IOWA, COUNTY OF ADAIR, ss:

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

1. I am the trustee of Arlene L. Schwartz 2011 Revocable Trust u/t/i 11/8/11, as amended, to which the above-described real estate was conveyed to the trustee by Arlene L. Schwartz pursuant to a Quit Claim Deed, dated November 8, 2011, and filed of record in the Office of the Madison County Recorder on November 14, 2011, in Book 2011 at Page 3048.
2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate by Trustee Warranty Deed 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.
5. The grantor of the trust is alive.
6. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Arlene L. Schwartz, Affiant

Signed and sworn to (or affirmed) before me on July 16, 2026, by Arlene L. Schwartz.




Signature of Notary Public