



Document 2026 2328

Book 2026 Page 2328 Pages 2
Date 8/06/2026 Time 10:51:20AM
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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: Martha Eathel Jordan Revocable Trust, 411 W Court Ave, Winterset, IA 50273

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

Grantors: Bret Hann as trustee of Bruce Hann Property Management Trust

Grantees: Martha Eathel Jordan as trustee of Martha Eathel Jordan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

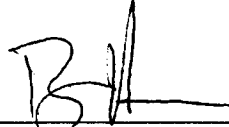
RE: An undivided one-half interest in and to:

Lot Seven (7), Block Three (3) West Addition to the City of Winterset, Madison County, Iowa.

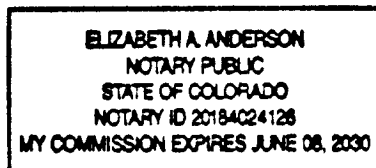
STATE OF COLORADO, COUNTY OF Denver, ss:

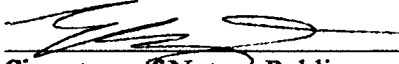
I, Bret Hann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Bruce Hann Property Management Trust, to which the above-described real estate was conveyed to the trustee by Trustee, pursuant to an instrument recorded January 24, 2008, in Book 2008, Page 246, in the office of the Madison County Recorder.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the 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 not alive.
- 5 Form 706, United States Estate Tax return, **will not** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Bret Hann, Affiant

Signed and sworn to (or affirmed) before me on July 6, 2026, by
Bret Hann.




Signature of Notary Public