

BK: 2026 PG: 2354
Recorded: 8/10/2026 at 11:58:45.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: Jacob Smith and Julianne Smith, 555 NE Maple Ave, Earlham, IA 50072

AFFIDAVIT OF TRUSTEE

STATE OF Iowa)
) ss:
COUNTY OF Madison)

Re: Lots One (1) and Two (2) in Block Two (2) of Johnson's Addition to the Town of Earlham, Madison County, Iowa.

Locally known as 555 NE Maple Ave, Earlham, IA 50072

I, Leslie Pursell, being first duly sworn and under oath state of my personal knowledge that:

1. I am Trustee of the **LESLIE MINEART TRUST DATED OCTOBER 21, 2022** ("Trust"), to which the above-described real estate and other real estate was conveyed to the Trustee pursuant to an instrument recorded November 3, 2022 in Book 2022 at Page 3202 in the office of the Madison County Recorder.

2. I am the presently existing Trustee, and I have express authorization to perform any and all tasks related to the sale of the real estate above referenced and to convey the above-described real property to Jacob Smith and Julianne Smith by a Trustee Warranty Deed, without any limitation or qualification whatsoever.

3. The Trust is in existence, and I am authorized to transfer the interests in the real estate as described above, free and clear of any adverse claims.

4. The grantor of the Trust and all beneficiaries of the Trust are alive on the date of this Affidavit.

Dated: August 3, 2026.

Leslie Mineart Trust dated October 21, 2022

By: Leslie A Pursell, trustee
Leslie Pursell, Trustee

STATE OF Iowa)
) ss:
COUNTY OF Madison)

Signed and sworn to (or affirmed) before me on August 3, 2026, by
Leslie Pursell, Trustee of the Leslie Mineart Trust dated October 21, 2022.

Jeff Longman

Notary Public

