

BK: 2026 PG: 2549
Recorded: 8/26/2026 at 3:22:20.0 PM
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: Danielle Guisinger, 5022 Grand Ridge Dr, WDM IA 50266 5158649370

Return To: Heather Simon, 1405 W Court St., Winterset, IA 50273

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Eight (8) of Corkrean Third Addition to the City of Winterset,
Madison County, Iowa.

Address: 1405 W Court St., Winterset, IA 50273

I, Nathan W. Allen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Nathan W. Allen Family Trust dated November 10, 2023, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded the filed November 13, 2023, in the office of the Madison County Recorder in Book 2023 Page 2778

2. I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Heather Simon, 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.

Dated: 8-23-26

Nathan W. Allen
Nathan W. Allen, Affiant

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on Aug-23-2026, by
Nathan W. Allen.



Lauren Moore
Notary Public in and for said State