

BK: 2026 PG: 2560
Recorded: 8/27/2026 at 9:02:29.0 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

This instrument prepared by:
JASON R. SANDEGREN, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226 (TRES028)
Return document to and mail tax statements to:
James Gulley and Bailey Gulley, 200 NW 8th St, Earlham, IA 50072

TRUSTEE'S AFFIDAVIT

Legal: **Lot Five (5) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.**

Address: **200 NW 8th St, Earlham, IA 50072**

The undersigned, as the Trustees, state that we have reviewed the Trust instrument and we are familiar with its operative provisions. We hereby swear or affirm as follows:

1. Cynthia R. Madren is the Trustee of the Cynthia R. Madren Revocable Trust.
2. The Trust was validly created and is duly existing under applicable law.
3. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
4. The above-described real estate was conveyed to the Trust by Quit Claim Deed filed February 28, 2022 in Book 2022 at Page 594.
5. The settlor of the Trust and all its beneficiaries are alive and not deceased.
6. Pursuant to the terms of the Trust, the Trust will continue to be managed for the benefit of certain beneficiaries.
7. Pursuant to the terms of the Trust, the Trustees have full authority to sell, convey, mortgage, encumber, or pledge real estate which is owned by the Trust free and clear of any adverse claim.
8. This Affidavit is given in compliance with Title Standard 4.7 in connection with a conveyance from the Trustee of an *inter vivos* trust.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF <u>Texas</u>)) COUNTY OF <u>Waller</u>) SS: On this <u>20th</u> day of <u>August</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Cynthia R. Madren, as Trustee of the Cynthia R. Madren Revocable Trust, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person(s), as Trustee(s), executed the instrument as the voluntary act and deed of the Trust and of the Trustee(s). <i>Shelbi Renee Falcon</i> _____ Notary Public in and for said State	Dated: <u>20th</u> <u>August</u>, 2026 <i>Cynthia R Madren</i> _____ Cynthia R. Madren, as Trustee of the Cynthia R. Madren Revocable Trust  Shelbi Renee Falcon ID NUMBER 133202461 COMMISSION EXPIRES July 6, 2029 07/06/2029
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Electronically signed and notarized online using the Proof platform.