

BK: 2026 PG: 2705
Recorded: 9/10/2026 at 1:45:11.0 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

Return To: Gavin Minor, 3006 318th Street, Truro IA 50257
Taxpayer: Gavin Minor, 3006 318th Street, Truro IA 50257
Preparer: DuWayne J. Dalen, 1401 Willis Avenue, P.O. Box 487, Perry, IA 50220, 515-465-4641



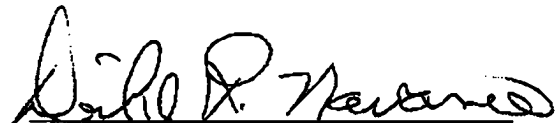
TRUSTEE'S AFFIDAVIT

RE: The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-one (21), in Township Seventy-four (74) North, Range Twenty six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B", located therein, containing 3.287 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 378 on January 13, 1999, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "C", located therein, containing 4.62 acres, as shown in Plat of Survey filed in Book 2025, Page 2254 on August 22, 2025, in the Office of the Recorder of Madison County, Iowa.

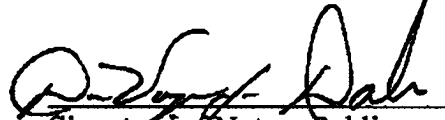
STATE OF IOWA, COUNTY OF DALLAS, ss:

I, Danielle R. Navarro, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Russell and Beverly Roberts Irrevocable Trust dated December 6, 2013, to which the above-described real estate was conveyed to the trustee by Russell H. Roberts and Beverly C. Roberts, pursuant to an instrument recorded December 9, 2013, in the office of the Madison County Recorder in Book 2013, Page 3666.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the above-described property to Gavin Minor and Brooklyn Minor 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, is 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.


Danielle R. Navarro, Affiant

Signed and sworn to (or affirmed) before me on August 27, 2026, by Danielle R. Navarro, Trustee of the Russell and Beverly Roberts Irrevocable Trust dated December 6, 2013.


Signature of Notary Public

