

BK: 2026 PG: 2971
Recorded: 10/5/2026 at 10:10:38.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2458

Taxpayer Information:

Daniel J. Kilkenny
4029 High St
West Des Moines, IA 50265

Return Document To:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantors:

Daniel J. Kilkenny, Trustee of the Sammie K. Kilkenny Revocable Trust U/A/D June 6, 2025

Grantees:

Daniel J. Kilkenny and Patrick J. Kilkenny

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

STATE OF IOWA, COUNTY OF POLK, ss:

I, Daniel J. Kilkenny, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Sammie K. Kilkenny Revocable Trust dated June 6, 2025, to which the above-described real estate was conveyed to the Trustees by Sammie K. Kilkenny, a single person, pursuant to an instrument recorded October 23, 2025, in Book 2025 at Page 2832 of the Madison County Records.

2. I am the presently existing Trustee under the Trust, and I am authorized to transfer the above-described real estate without any limitation or qualification whatsoever.

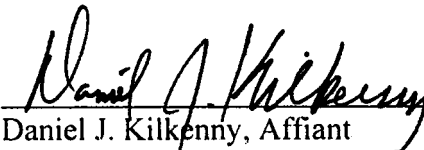
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the Trust is not alive.

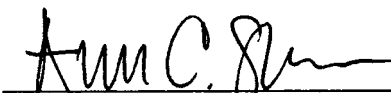
5. Form 706, United States Estate Tax return is not required to be filed as a result of the death of the Grantor.

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 irrevocable and none of the beneficiaries of the Trust are deceased.


Daniel J. Kilkenny, Affiant

Signed and sworn to (or affirmed) before me on the 2nd day of October, 2026, by Daniel J. Kilkenny.


Signature of Notary Public

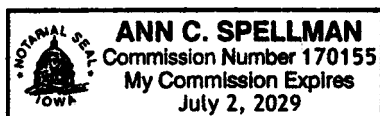


EXHIBIT A

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the East 39 Acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14) except a tract commencing at a point 29.5 feet East of the West Quarter ($\frac{1}{4}$) Corner of said Section Fourteen (14), thence East 1,293 feet along the quarter section line, thence South $00^{\circ} 48'$ East 673.72 feet, thence South $89^{\circ} 57'$ West, 1,297.7 feet, thence North $00^{\circ} 24'$ West 674.8 feet to the point of beginning containing 20.0493 acres including 1.6014 acres of county road right of way, EXCEPT a parcel of land in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), and in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northeast corner of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the East line of said West Half ($\frac{1}{2}$), South $00^{\circ} 41' 06''$ East 674.48 feet to the Point of Beginning; thence continuing along said East line, South $00^{\circ} 41' 06''$ East 960.66 feet; thence South $85^{\circ} 47' 53''$ West 1371.13 feet; thence parallel with and 33 feet west of the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), North $00^{\circ} 16' 37''$ West 414.76 feet; thence South $89^{\circ} 46' 26''$ East 66.00 feet; thence parallel with and 33 feet east of the west line of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), North $00^{\circ} 16' 37''$ West 646.21 feet; thence North $89^{\circ} 59' 00''$ East 1295.10 feet to the Point of Beginning, containing 30.683 acres, more or less, including public road, and 29.954 acres, more or less, excluding public road; AND the East 1 Acre of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15) as described on Boundary Retracement Survey recorded on October 27, 2021, in Book 2021 at Page 4475, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.