



Document 2026 3058

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

²
Taxpayer Information: Kyle Petersen and Stacey Petersen, 2215 245th Lane, Winterset, IA 50273

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Return Document To: Kyle Petersen and Stacey Petersen, 2215 245th Lane, Winterset, IA 50273

Grantors: David M. Nicholl, Trustee of David M. Nicholl Revocable Trust

Grantees: Kyle Petersen and Stacey Petersen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Two (2) of Hog Heaven Subdivision, also known as Hog Heaven Estates Subdivision, located in the Southwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



STATE OF IOWA, COUNTY OF MADISON, ss:

I, David M. Nicholl, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the David M. Nicholl Revocable Trust dated May 3rd, 2017 to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded May 11th, 2017, in the office of the Madison County Recorder in Book 2017 Page 1488.
- 2 I am the presently existing trustee under the Trust, and I am authorized to convey 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 Alive.
- 5 The trust is irrevocable and none of the beneficiaries of the trust are deceased.

David M. Nicholl, Affiant

Signed and sworn to (or affirmed) before me on October 12th 2026, by David M. Nicholl.

Signature of Notary Public

