BK: 2026 PG: 3262
Recorded: 11/2/2026 at 2:47:14.0 PM
Pages 1
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To & Taxpayer: Beverly J. Johnson, 520 W Madison Street, Winterset, IA, 50073
Preparer: John D. Twillmann, Bump & Twillmann Law, 222 E. Market Street, Box 127, Panora, IA 50216, Tel: 641-755-2131

INDIVIDUAL TRUSTEES' AFFIDAVIT

RE: Lots 6A and 6B of North Stone Village, Plat No. 7, City of Winterset, Madison County, Iowa.

STATE OF IOWA, COUNTY OF GUTHRIE ss:

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

1. I am the Trustee of the Beverly J. Mills Revocable Trust, under agreement dated May 6, 2014 to which the above-described real estate was conveyed to the trustee pursuant to a Warranty Deed recorded December 2, 2025 in the office of the Madison County Recorder as Instrument 2025-3268.

2. I am the presently existing Trustee under the Trust and I am authorized to convey real property 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.

Dated 5-5, 2026 Beverly J. Johnson
Beverly J. Johnson

Signed and sworn to (or affirmed) before me on May 5, 2026, by Beverly J. Johnson.

JOHN D. TWILLMANN
Commission Number 840600
My Commission Expires
July 6, 2028

Signature of Notary Public