

BK: 2026 PG: 407
Recorded: 2/12/2026 at 4:00:25.0 PM
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

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

Preparer Information: Jeffrey Schultz, 1415 28th St STE 160, West Des Moines, IA 50266,
Tel: (515) 727-0986

Taxpayer Information: Deborah A Town, 2945 187th Street, Winterset, IA 50273

Return Document To: Jeffrey Schultz, 1415 28th St STE 160, West Des Moines, IA 50266

Grantors: Deborah A. Town, Trustee of the Town Family Trust dated August 28, 2000

Grantees: T Town Family, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



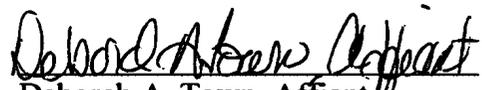
TRUSTEE'S AFFIDAVIT

RE: See Addendum.

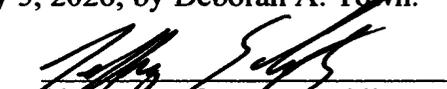
STATE OF IOWA, COUNTY OF POLK, ss:

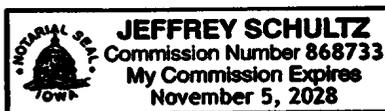
I, Deborah A. Town, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the Trustee under the the Town Family Trust dated August 28, 2000, to which the above-described real estate was conveyed to the trustee by WARRANTY DEED, pursuant to an instrument recorded March 17, 2017, in the office of the Madison County Recorder in Book 2017 Page 862.
- 2 I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to T Town Family, LLC, a Limited Liability Company organized and existing under the laws of Iowa, 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 or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Deborah A. Town, Affiant

Signed and sworn to (or affirmed) before me on February 5, 2026, by Deborah A. Town.


Signature of Notary Public



Addendum

The Southeast Quarter (1/4) of the Northwest Quarter (1/4); AND the South Half (1/2) of the Northeast Quarter (1/4); AND the North 10 1/2 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4); AND Lot Two (2) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4); ALL in Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "B" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 37.79 acres, as shown in Plat of Survey filed in Book 2010, Page 1547 on July 7, 2010, in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2010, Page 1637 on July 15, 2010, in the Office of the Recorder of Madison County, Iowa.