

BK: 2026 PG: 742  
Recorded: 3/19/2026 at 9:36:31.0 AM  
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

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**Return To & Taxpayer:** John D. Wells, 1584 – 120<sup>th</sup>, Earlham, IA 50072; 515-975-5564  
**Preparer:** John D. Twillmann, 222 E. Market Street, PO Box 127, Panora, IA 50216, 641-755-2131

### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE; An undivided one-half interest in and to:

The Northwest Quarter (NW1/4) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa;

And

The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.

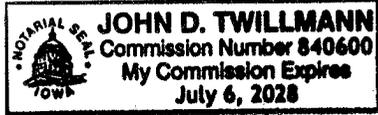
STATE OF IOWA, COUNTY OF GUTHRIE, ss:

I, Mary Wells Jobst, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Peggy A. Wells Revocable Trust, dated September 23, 2021, to which the above-described real estate was conveyed to the trustee by Warranty Deed recorded September 23, 2021 in the office of the Madison County Recorder in Book 2021, Page 3980.
2. I am the presently existing trustee under the Trust and I am authorized to perform any legal act 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.

Mary Wells Jobst  
Mary Wells Jobst, Affiant

Signed and sworn to (or affirmed) before me on March 18, 2026, by Mary Wells Jobst.



[Handwritten Signature]  
Signature of Notary Public