

BK: 2026 PG: 950  
Recorded: 4/3/2026 at 3:25:41.0 PM  
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

**Preparer Information:** Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

**Address Tax Statement/ Return To:** NE Madison, LLC, 3020 133rd Ct, Van Meter, Iowa 50261

### **INDIVIDUAL TRUSTEE'S AFFIDAVIT**

**The Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa..**

STATE OF IOWA, COUNTY OF POLK, ss:

We, Patrick James Keogh and John Joseph Lynch, as Co-Trustees of the Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the co-trustees under the Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025, to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded April 8, 2025 in Book 2025, Page 832 in the Office of the Madison County, Iowa Recorder.
2. We are the presently existing co-trustees under the Trust and We are authorized to transfer real estate without any limitation or qualification whatsoever.
3. The Trust is in existence and We, as co-trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

*Patrick Keogh*

Patrick James Keogh, Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025

*John Lynch*

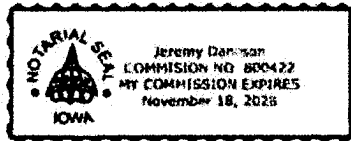
John Joseph Lynch, Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025

03-18-2026

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 03-18-2026, by Patrick James Keogh, as Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025 and John Joseph Lynch, as Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025. This notarial act involved the use of online audio/video communication technology.

Location of principal at time of notarization Signal Hill, CA



*[Handwritten Signature]*

Signature of Notary Public