

By
Birmingham Group, Inc.



Book 2019 Page 407

Document 2019 407 Type 06 010 Pages 2

Date 2/25/2019 Time 2:52:54PM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: (name, address and phone number)

Karl Knudson, 110 Court Street, Ste. #6, Decorah, IA 52101, Phone: (563) 382-3888

Taxpayer Information: (name and complete address)

Patricia Dede, 2477 197th Ave., Manchester, IA, 52057

Return Document To: (name and complete address)

Karl Knudson, 110 Court Street, Ste. #6, Decorah, IA 52101

Grantors:

Beverly L. Schneider Declaration of Trust dated May 31, 2002

Grantees:

Edward Schmidt and Patricia A. Dede

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2002, pages 2956 to 2958; and Book 2009, pages 136 to 137. Also Plat Book 2017, Page 3589.

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2017-86 recorded on December 29, 2017 in Plat Book 2017, Page 3589 of the Records of the Delaware County Recorder, which consists of Part of the South Half of the Southeast Quarter of the Southwest Quarter (S 1/2-SE 1/4-SW 1/4) of Sec. 23, and Part of the Northeast Quarter of the Northwest Quarter (NE 1/4-NW 1/4), and the Southeast Quarter of the Northwest Quarter (SE 1/4-NW 1/4) of Sec. 26; all in Township 88 North, Range 5 West of the Fifth P.M., in Delaware County, Iowa, and also:

Parcel 2017-87, recorded on December 29, 2017 in Plat Book 2017, Page 3589 of the Records of the Delaware County Recorder, which consists of Part of the South Half of the Southeast Quarter (S 1/2-SE 1/4-SW 1/4), and Southwest Quarter of the Southeast Quarter SW 1/4-SE 1/4) of Sec. 23; and Part of the Northeast Quarter of the Northwest Quarter (NE 1/4-NW 1/4), Southeast Quarter of the Northwest Quarter (SE 1/4-NW 1/4), and Northwest Quarter of the Northeast Quarter (NW 1/4-NE 1/4) of Sec 26; all in Township 88 North, Range 5 West of the Fifth P.M., in Delaware County, Iowa.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

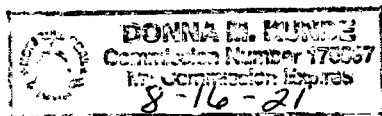
I, Beverly L. Schneider, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Beverly L. Schneider Declaration of Trust dated May 31, 2002, to which an undivided one half interest in the above-described real estate was conveyed to the trustee by Beverly L. Schneider, pursuant to an instrument recorded August 20, 2002, in the office of the Delaware County Recorder in Book 2002, Pages 2956 to 2958, and to which the other undivided one half interest in the above-described real estate was conveyed to the trustee by the Junior R. Schneider Declaration of Trust dated May 31, 2002, pursuant to an instrument recorded January 12, 2009, in the office of the Delaware County Recorder in Book 2009, pages 137 to 138.
2. I am the presently existing trustee under the Trust and I am authorized to Quit Claim the above-described property consisting of Parcels 2017-86 and 2017-87 as shown in Plat Book 2017, Page 3589 of the Records of the Delaware County Recorder 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.

Beverly L. Schneider

Beverly L. Schneider, Affiant

Signed and sworn to (or affirmed) before me on Donna M. Kunde, by Beverly L. Schneider as Trustee of the Beverly L. Schneider Declaration of Trust dated May 31, 2002.



Donna M. Kunde
Signature of Notary Public
2/25/19