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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (name and complete address)

Nicole L. Ries and Emerson J. Ries, 2388 260th Ave., Delhi, Iowa 52223

Return Document To: (name and complete address)

☒ Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Grantors:

Jeffrey J. Niehaus, Trustee

Grantees:

Nicole L. Ries

Emerson J. Ries

Steven E. Carr

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-half (1/2) interest in: Lot Ten (10) of Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and part of the SW 1/4 of Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

STATE OF IOWA , COUNTY OF DELAWARE, ss:

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

1. I am the trustee under the Trust dated 3/18/2015 to which the above-described real estate was conveyed to the trustee by Trustee Warranty Deed pursuant to an Instrument recorded the 29th day of December, 2017, Court Officer Deed pursuant to an Instrument recorded the 29th day of December, 2017, and Warranty Deed pursuant to an Instrument recorded the 29th day of December, 2017 all in the office of the Delaware County Recorder in Book 2017, Page 3604, Book 2017, Page 3605, and Book 2017, Page 3606 respectively.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above referenced property to Nicole L. Ries and Emerson J. Ries without any limitation or qualification whatsoever.

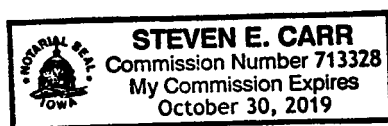
3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

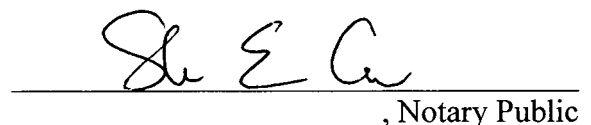
4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Jeffrey J. Niehaus, Affiant

Signed and sworn to (or affirmed) before me on July 15, 2019, by Jeffrey J. Niehaus.




_____, Notary Public