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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)

Todd J. Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046

Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)

James N. and Karen M. Armstrong, 10206 Hickory Ln, Des Moines, IA 50322

Return Document To: (Name and complete address)

Todd J. Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046

Grantors:

The August L. Ronnebaum, Sr.,
Revocable Living Trust

Grantees:

James Neil Armstrong
Karen Marie Armstrong

Legal description: See Page 2

Document or instrument number of previously recorded documents:

EDV
Community Choice Cn
PO Box 4885
Des Moines, IA 50305





INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: All that part of the South one-fourth (S $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14), Township Ninety (90) North, Range Four (4), West of the Fifth Principal Meridian that lies West of the centerline of the County Road.

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

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

1. I am the trustee under the The August L. Ronnebaum, Sr., Revocable Living Trust dated January 19, 2010, to which the above-described real estate was conveyed to the trustee by The August L. Ronnebaum, Sr., pursuant to an instrument recorded on January 20, 2010, in the office of the Delaware County Recorder in Book 2010, Page 202 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to transfer of real estate referenced above _____ 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 /is not alive.
5. ~~Form 706, United States Estate Tax return, _____ *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.

August L. Ronnebaum
August L. Ronnebaum, Affiant

Signed and sworn to (or affirmed) before me on 7-25-19, by August L. Ronnebaum



Diane K. Goerdt
Signature of Notary Public

~~*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.~~