

Recorded: 8/18/2021 at 11:54:36.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2962

Return To: Joshua D. Lansing, 2836 Hwy 38, Hopkinton IA 52237
Taxpayer: Joshua D. Lansing, 2836 Hwy 38, Hopkinton IA 52237
Preparer: Roger J. Kurt, Suite 305 Springs Building, 2728 Asbury Rd., Dubuque IA 52001



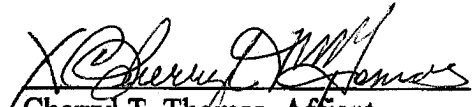
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: SEE ATTACHED

STATE OF ILLINOIS, COUNTY OF COOK, ss:

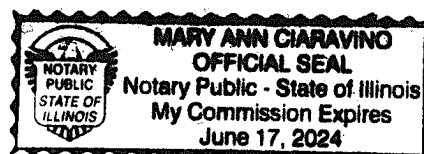
I, CHERYL T. THOMAS, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the CHERYL T. THOMAS TRUST dated May 26, 2016, to which the above-described real estate was conveyed to the trustee by QUIT CLAIM DEED, pursuant to an instrument recorded AUGUST 17, 2016, in the office of the DELAWARE County Recorder in Book 2016, Page 2161.
2. I am the presently existing trustee under the Trust and I am authorized to convey real estate 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.


Cheryl T. Thomas, Affiant

Signed and sworn to (or affirmed) before me on August 6, 2021, by
Cheryl T. Thomas.


Signature of Notary Public



The West one-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) except the South two (2) rods thereof, in Section One (1), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except road, and also except that part described as commencing at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1), thence North one thousand five hundred eighty three and sixty eight hundredths (1583.68) feet along the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1) to the point of beginning, thence North four hundred two and sixty-six hundredths (402.66) feet along the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1), thence North 86° 47' 20" East five hundred fifteen and thirty eight hundredths (515.38) feet, thence South 5° 44' 20" East four hundred thirteen and two-tenths (413.2) feet, thence South 87° 53' 50" West five hundred fifty six and twenty seven hundredths (556.27) feet to the point of beginning, including Parcel B Part Of The Southwest Quarter (SW $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$), Section One (1), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 2963, and also including Parcel 2014-04 part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ & part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 482, and Amended Plat recorded in Book 2014, Page 1850, but excepting Parcel 2014-05 part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 482, and Amended Plat recorded in Book 2014, Page 1850.