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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Michael W. and Jill R. Ridenour, 1248 Candle Road, Manchester, IA 52057

Return Document To: Michael W. and Jill R. Ridenour, 1248 Candle Road, Manchester, Iowa 52057

Grantors: David A. Mather as trustee of David A. Mather Revocable Trust U/D/O February 3, 2020

Grantees: Michael W. Ridenour and Jill R. Ridenour

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Sixty Nine (69) of Turtle Creek Camp Replat being part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4), Section Twenty-Six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake in respect to and adjoining said Lot Sixty Nine (69)

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

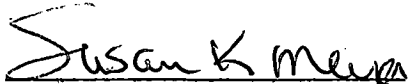
I, David A. Mather, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the David A. Mather Revocable Trust U/D/O February 3, 2020 trust dated February 3, 2020, to which the above-described real estate was conveyed to the trustee by David A. Mather pursuant to an instrument recorded February 6, 2021, in the office of the Delaware County Recorder in Book 2020, Page 361.
2. I am the presently existing trustee under the Trust and I am authorized to sell the above-described real estate to Michael W. and Jill R. Ridenour 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. Form 706, United States Estate Tax return, **IS NOT*** 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.


David A. Mather, Affiant

Signed and sworn to (or affirmed) before me on August 20, 2021, by David A. Mather.




Signature of Notary Public