

Recorded: 11/1/2021 at 3:53:59.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3840

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: City of Manchester, Iowa, 208 East Main Street, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: M. Ruth Francois as trustee of M. Ruth Francois Revocable Trust

Grantees: City of Manchester, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached

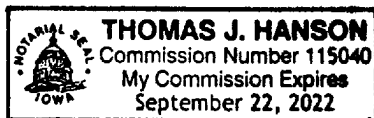
STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, M. Ruth Francois, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the M. Truth Francois Revocable Trust dated 7/10/2017, to which the above-described real estate was conveyed to the trustee by M. Ruth Francois as trustee of M. Ruth Francois Revocable Trust, pursuant to an instrument recorded September 12, 2019, in the office of the Delaware County Recorder in Book 2019, Page 2500.
2. I am the presently existing trustee under the Trust and I am authorized to Sale of 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 ~~not~~ 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.

M. Ruth Francois as a trustee of M.
Ruth Francois Revocable Trust,
Affiant

Signed and sworn to (or affirmed) before me on September 30, 2021, by M. Ruth Francois as a trustee of M. Ruth Francois Revocable Trust.


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.**

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Recorded: 10/14/2021 at 12:59:53.0 PM

INDEX LEGEND

COUNTY: DELAWARE

CITY: MANCHESTER

PARCEL ID: 130250001550

LEGAL DESCRIPTION: PART OF E1/2 & SE1/4 SW1/4 SEC. 25-T89N-R6W

PROPRIETOR: Francois M Ruth Revocable Trust

SURVEYOR: CHAD W. MARSH

COMPANY: KIRKMAN MICHAEL

12780 WEST DODGE ROAD

OMAHA, NE 68154, 402-393-5630

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.32

Combined Fee: \$20.32

Revenue Tax:

Delaware County, Iowa

Daneen Schindler RECORDER

BK: 2021 PG: 3594

PLAT OF SURVEY

PARCEL 2021-114

IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH,
RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

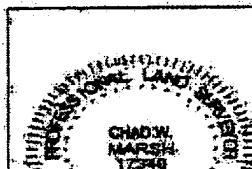
LEGAL DESCRIPTION

PARCEL 2021-114 IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID E1/2, THENCE N. 01°46'49" W. (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID E1/2 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF EARLY STAGEDOACH ROAD; THENCE N. 87°51'06" W. 426.59 FT. ON SAID CENTERLINE; THENCE N. 01°52'03" W. 742.23 FT.; THENCE N. 88°20'56" E. 721.26 FT.; THENCE N. 01°30'18" W. 2852.06 FT. TO THE NORTH LINE OF THE SW1/4 NE1/4; THENCE N. 88°25'01" E. 68.78 FT. ON SAID NORTH LINE; THENCE S. 01°33'01" E. 3084.20 FT.; THENCE S. 88°17'28" W. 361.58 FT.; THENCE S. 01°53'38" E. 208.51 FT.; THENCE S. 88°27'18" W. 170.00 FT.; THENCE S. 01°52'41" E. 788.00 FT.; THENCE N. 88°20'54" E. 270.00 FT.; THENCE S. 01°33'54" E. 203.70 FT. TO SAID CENTERLINE; THENCE N. 88°05'58" W. 152.02 FT. ON SAID CENTERLINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 15.81 ACRES MORE OR LESS OF WHICH 0.44 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED NOVEMBER 8, 2018, IN BOOK 2018, PAGE 3121 AND TO A SURVEY AND PLAT MADE BY LYLE G. TERPPEL, RECORDED JUNE 18, 2015, IN BOOK 2015, PAGE 1530, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Chad W. Marsh 10-13-21
CHAD W. MARSH DATE

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