

Recorded: 11/3/2021 at 9:47:18.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3867

INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information:

Larry L. Anfinson, 726 West Fourth Street, Waterloo, IA 50702, Phone: (319) 235-9507

Taxpayer Information:

Ronald J./Arlene D. Wulfekuhle, 3335 150th Avenue, Ryan, IA 52330

Return Address

Hertz Farm Management, P.O. Box 1105, Cedar Falls, IA 50613

Grantors:

John J. Hotz, a/k/a John Hotz, and Kathy Hotz

Joseph P. Hotz

Cheryl J. Hotz, a/k/a Cheryl Hotz, Trustee of the James E. Hotz Revocable Trust, dated December 28, 2017

Grantees:

Ronald J. Wulfekuhle and Arlene D. Wulfekuhle

Legal Description: See Page 2

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See attached Exhibit "A"

STATE OF IOWA, COUNTY OF Bremer, ss:

I, Cheryl J. Hotz, a/k/a Cheryl Hotz, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the James E. Hotz Revocable Trust, dated December 28, 2017, to which the above-described real estate was conveyed to the Trustee by Cheryl J. Hotz, Executor of the James E. Hotz Estate pursuant to Court Officer Deed recorded on March 24, 2020, in the Office of the Delaware County Recorder in Book 2020, Page 782.

2. I am the presently existing Trustee under the Trust and I am authorized to transfer the above-described real estate to Ronald J. Wulfekuhle and Arlene D. Wulfekuhle, husband and wife, without any limitation or qualification whatsoever.

3. The Trust is in existence. I was appointed successor Trustee to this Trust upon the death of James E. Hotz, the original Grantor and original Trustee. 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.

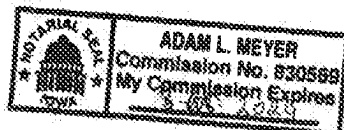
5. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of the Grantor.

6. An Iowa inheritance tax return is not required to be filed pursuant to Section 450.22 subsections 2 and 3.

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

Cheryl J. Hotz
Cheryl J. Hotz, a/k/a Cheryl Hotz, Affiant

Signed and sworn to (or affirmed) before me on Oct - 29th, 2021, by Cheryl J. Hotz, a/k/a Cheryl Hotz, as Trustee of the James E. Hotz Revocable Trust, dated December 27, 2021.



Adam L. Meyer
Notary Public in and for the State of Iowa

EXHIBIT "A"

The North one-half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), and the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty Six (36), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian,

And

The East one-half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the South one-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty Six (36), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 96 L.D., Page 108, and also except Lot One (1) in the Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$) of Section 36, Township 87 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 5 Plats, Page 162.