



Book 2021 Page 4224

Document 2021 4224 Type 06 010 Pages 3
Date 12/08/2021 Time 10:01:23AM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Henry E. Edsill, 607 Sycamore St., Ste. 500, Waterloo, IA 50703,
Phone: (319)234-0535

Taxpayer Information: Virginia A. McNeill, 1412 Via Margarita, Palos Verdes Estates, CA
90274

Return Document To: Henry E. Edsill, P.O. Box 928, Waterloo, Iowa 50704-0928

Grantors: Cynthia Rustanius, Trustee
WSM Trust U/A 10/5/11

Grantees: Virginia A. McNeill

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

all
C. Kevin McNeill
P.O. Box 928
Waterloo IA 50704



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided two-thirds (2/3) interest in and to the West Half of the Southwest Quarter (W1/2 SW1/4), Section Thirty-three (33), and the East Half of the Southeast Quarter (E1/2 SE1/4), Section Thirty-two (32), all in Township Eighty-seven (87) North, Range Three (3) West of the 5th P.M., Delaware County, Iowa.

STATE OF CALIFORNIA, COUNTY OF Los Angeles, ss:

I, Cynthia Rustanius, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the WSM Trust U/A 10/5/11 to which the above-described real estate was conveyed by Trustee Warranty Deed pursuant to an instrument recorded 12/05/2011, in the office of the Delaware County Recorder in Book 2012 Page 391 and by Trustee Special Warranty Deed pursuant to an instrument recorded 9/27/2017 in the office of the Delaware County Recorder in Book 2017 Page 3271.
2. I am the presently existing trustee under the Trust and I am authorized to sell, transfer and convey all real estate owned by the trust 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 will be filed.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Cynthia Rustanius
Cynthia Rustanius, Trustee, Affiant

Signed and sworn to (or affirmed) before me on _____, 2021, by Cynthia Rustanius, Trustee of the WSM Trust U/A 10/5/11.

Signature of Notary Public

*see attached
verat*

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

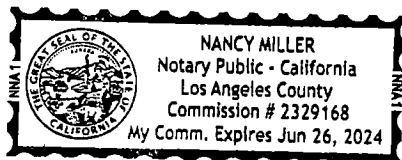
COUNTY OF LOS ANGELES

Subscribed and sworn to (or affirmed) before me on

this 21st day of September, 2021,

by Cynthia Rustanius

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(seal)

Signature Nancy Miller

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Individual Trustee's Affidavit

Document Date: 09/21/2021 Number of Pages: 1

Signer(s) Other Than Named Above: _____