

Recorded: 12/17/2021 at 12:09:10.0 PM
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: 4375

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

Preparer Information: (name, address and phone number)
Rick L. Lynch, 207 S Washington St. Bloomfield, Iowa 52537
Phone: (641) 664-3188

Taxpayer Information: (name and complete address)
Christy J. Unzicker, 1000 E Queenwood Road, Morton, IL 61550

Return Document To: (name and complete address)
Rick L. Lynch, 207 S Washington St. Bloomfield, Iowa 52537

Grantors:
Susan B. Anderson, as Successor Trustee of the Yordy Trust #8972-JEY

Grantees:
Christy J. Unzicker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Attached Exhibit "A"

STATE OF ILLINOIS, COUNTY OF Peoria, ss:

I, Susan B. Anderson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Yordy Trust #8972-JEY, to which the above-described real estate was conveyed to the trustee by James E. Yordy and Willa Sue Yordy, pursuant to an instrument recorded July 17, 2017, in the office of the Delaware County Recorder in Book 2017 Page 1954.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described Real Estate to Christy J. Unzicker 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.

Susan B. Anderson,

Susan B. Anderson, Affiant

Signed and sworn to (or affirmed) before me on this 16 day of December, 2021, by Susan B. Anderson.



Susan Kats
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.

***CORRECTED
EXHIBIT A***

Parcel 1:

The Southeast Quarter of Section 22, Township 88 North, Range 6 West of the Fifth Principal Meridian, EXCEPT that part of the Northeast Quarter of the Southeast Quarter of Section 22, Township 88 North, Range 6 West of the Fifth Principal Meridian, described as commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 22; thence South 875.00 feet along the East line of the Northeast Quarter of the Southeast Quarter of said Section 22; thence West 292.00 feet; thence North 875.00 feet to the North line of the Northeast Quarter of the Southeast Quarter of said Section 22; thence East 292.00 feet along said line to the point of commencement, said parcel containing 5.87 acres subject to the right-of-way and easements of records. The East line of the Northeast Quarter of the Southeast Quarter of Section 22 is assumed to bear due North and South, all in Delaware County, Iowa.

P.I.N.: Part of: 013+260-22-00-009-00

Parcel 2:

The East Half of the Southeast Quarter of Section 5; and the Northwest Quarter of the Southeast Quarter of Section 5, all in Township 88 North, Range 6 West of the Fifth Principal Meridian, lying South of Highway No. 520, which is described in deed of record in the Office of the Recorder of said County in Book 88, on Page 326 thereof, all in Delaware County, Iowa.

P.I.N.: 013+270-05-00-013-00