

Recorded: 3/10/2022 at 3:27:42.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 824

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, PO Box 2804, Cedar Rapids, IA 52406; 319-363-0101
Return to/

Address tax statement: John R. Rave and Carol McMahon-Rave, Trustees, 1301 160th Ave., Strawberry Point, IA 52076

INDIVIDUAL TRUSTEES' AFFIDAVIT

RE: THE EAST ONE-HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), AND THE NORTH THREE-FOURTHS (N¾) OF THE WEST ONE-HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., EXCEPT THE WEST ONE THOUSAND TWO HUNDRED EIGHTY SEVEN (1287) FEET OF THE SOUTH THREE HUNDRED TWENTY FIVE (325) FEET OF THE EAST ONE HALF (E½) OF THE SOUTHWEST QUARTER (SE¼) OF SAID SECTION NINE (9), DELAWARE COUNTY, IOWA

STATE OF IOWA, COUNTY OF LINN, ss:

We, ANN MCMAHON-WHITMAN and MARIE ODDEN, being first duly sworn (or affirmed) under oath, each state of my personal knowledge that:

1. I am a Trustee of the RUTH A. McMAHON TRUST u/d/o October 12, 2016, to which the above-described real estate was conveyed by a Warranty Deed dated October 12, 2016, and filed on October 14, 2016 in Book 2016 at Page 2814, of the records of the Delaware County, Iowa, Recorder.
2. I am a presently existing Trustee under the Trust and pursuant to the terms of the Trust, am authorized to convey the real estate described above by Trustee Warranty Deed to JOHN R. RAVE in his capacity as TRUSTEE of the JOHN R. RAVE REVOCABLE TRUST AGREEMENT and to CAROL E. McMAHON-RAVE in her capacity as TRUSTEE of the CAROL E. McMAHON-RAVE REVOCABLE TRUST AGREEMENT, 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, RUTH A. McMAHON, died on December 16, 2021.
5. The Trust is irrevocable and none of the beneficiaries of the Trust are deceased.
6. The extent of the assets of RUTH A. McMAHON subject to federal estate tax were less than \$11,700,000.00. All assets of RUTH A. McMAHON passed to individuals exempt from Iowa inheritance tax.

There is no necessity for an estate tax closing letter from the Internal Revenue Service or an Inheritance Tax Clearance from the Iowa Department of Revenue in connection with the death of RUTH A. McMAHON.

Dated this 9 day of March, 2022.

By: *Ann McMahon-Whitman*
ANN MCMAHON-WHITMAN, Affiant

By: *Marie Odden*
MARIE ODDEN, Affiant

STATE OF IOWA)
) ss:
COUNTY OF JONES)

Signed and sworn to (or affirmed) before me on March 9, 2022 by ANN MCMAHON-WHITMAN and MARIE ODDEN Trustees of the RUTH A. McMAHON TRUST u/d/o October 12, 2016.

Kristine K. Chambers
Notary Public in and for State

