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Document 2022 1439 Type 06 010 Pages 2
Date 5/05/2022 Time 12:55:58PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Mitchell V. Ryan & Jolene M. Ryan, 1390 190th Ave., Manchester, IA 52057
Taxpayer: Mitchell V. Ryan & Jolene M. Ryan, 1390 190th Ave., Manchester, IA 52057
Preparer: Daniel H. Swift, Swift Law Firm, 108 N. Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: PARCEL 2022-44, Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.56 acres including 0.60 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows; COMMENCING at the West quarter corner of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa; THENCE along the westerly line of the SW $\frac{1}{4}$ of said Section 21, South $02^{\circ} 15' 57''$ West, 668.19 feet to the POINT OF BEGINNING; THENCE South $87^{\circ} 58' 52''$ East, 440.86 feet to the southwesterly corner of Parcel A, as recorded in Book 2001, Page 591; THENCE South $31^{\circ} 16' 06''$ West, 608.00 feet; THENCE North $84^{\circ} 19' 20''$ West, 146.33 feet to the westerly line of said SW $\frac{1}{4}$; THENCE along the westerly line of said SW $\frac{1}{4}$, North $02^{\circ} 15' 57''$ East, 521.15 feet to the POINT OF BEGINNING; The westerly line of the SW $\frac{1}{4}$ Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North $02^{\circ} 15' 57''$ East, all according to Plat of Survey as recorded on April 18, 2022, in the Office of the Delaware County Recorder in Book 2022, Page 1239.


STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

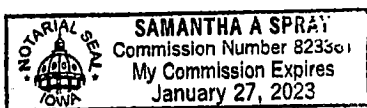
1. I am the Trustee under the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001 dated the 31 day of DECEMBER 2001, to which the above-described real estate was conveyed to the Trustee, pursuant to an instrument recorded October 23, 2018, in the office of the Delaware County Recorder in Book 2018, Page 3015.

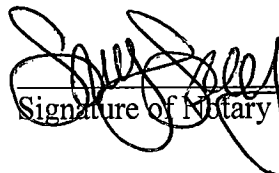
2. I am the presently existing Trustee under the Trust, and I am authorized to convey, transfer, and assign real estate without any limitation or qualification whatsoever.
3. The Trust is in existence, and I, as Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The Grantor Todd P. Tomlin of the Trust is not alive. The Grantor Lynn M. Ryan of the Trust is alive.
5. Form 706, United States Estate Tax return, **is not** required to be filed as a result of the death of the Grantor, Todd P. Tomlin.
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.

TODD P. TOMLIN AND LYNN M.
RYAN JOINT REVOCABLE
TRUST OF 2001


Lynn M. Ryan, Trustee of the Todd
P. Tomlin and Lynn M. Ryan Joint
Revocable Trust of 2001, Affiant

Signed and sworn to (or affirmed) before me on this 5th day of May 2022 by Lynn M. Ryan as Trustee of the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001.




Signature of Notary Public