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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** James David St. John and Jo Ann St. John, 109 Huggins Court, Manchester, IA 52057

**Return Document To:** James David St. John, 109 Huggins Court, Manchester, IA 52057

**Grantors:** Marie Odden and Ann McMahon-Whitman as co-trustees of Ruth A. McMahon Revocable Trust dated October 12, 2016

**Grantees:** James David St. John and Jo Ann St. John

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of Lots Five (5) and Six (6), Block Six (6), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93, described as commencing at the Northeast corner of said Lot Six (6), and running thence West thirteen (13.0) feet to the point of beginning, thence South 1° 21' East one hundred thirty two (132.0) feet, thence South 88° 35' West eighty nine (89.0) feet, thence North 1° 21' West seventy seven and two-tenths (77.2) feet, thence North 22° 35' East forty five (45.0) feet, thence Easterly eighty nine and three-tenths (89.3) feet along a forty (40.0) feet radius curve concave Northerly to the point of beginning.

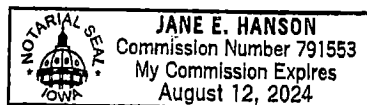
STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am one of the trustees under the Ruth A. McMahon Revocable Trust dated October 12, 2016 to which the above-described real estate was conveyed to the trustee by Ruth A. McMahon, pursuant to an instrument recorded October 14, 2016, in the office of the Delaware County Recorder in Book 2016, Page 2815.
2. I am one of the presently existing trustees under the Trust and I am authorized to sell and convey 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 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.

Marie Odden  
Marie Odden, Affiant

Signed and sworn to (or affirmed) before me on May 13, 2022, by Marie Odden.



Jane E. Hanson  
Signature of Notary Public