

Recorded: 7/20/2022 at 11:35:54.0 AM
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: 2194

**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: Evan M. Maifeld, 251 Bailey Drive, Manchester, Iowa 52057

Return Document To: Evan M. Maifeld, 251 Bailey Drive, Manchester, Iowa 52057

Grantors: Audrey A. Hale as trustee of Neola J. Hansel Revocable Trust U/A dated July 1, 2008, a/k/a Neola J. Hansel Revocable Trust

Grantees: Evan M. Maifeld

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the center line of the road known as Bailey Drive in the City of Manchester, Iowa, that is one hundred (100.00) feet (measured along the center line of said road) Northwesterly from the intersection of the center line of said Bailey Drive and the South line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), running thence Northwesterly along the center line of said road one hundred (100.00) feet, thence West two hundred (200.00) feet, thence Southeasterly parallel with the center line of said road one hundred (100.00) feet to a point two hundred (200.00) feet West of the point of beginning, thence East to the point of beginning, excepting therefrom said road

STATE OF IOWA, COUNTY OF DELAWARE, ss:

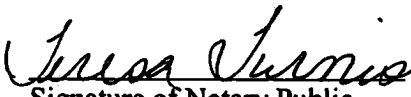
I, Audrey A. Hale, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Neola J. Hansel Revocable Trust U/A dated July 1, 2008, a/k/a Neola J. Hansel Revocable Trust dated July 1, 2008, to which the above-described real estate was conveyed to the trustee by Neola J. Hansel, a/k/a Neola Hansel and Robert F. Hansel, wife and husband, pursuant to an instrument recorded August 29, 2008, in the office of the Delaware County Recorder in Book 2008, Page 2710.
- 2 I am the presently existing trustee under the Trust and I am authorized to sell 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 above, 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.


Audrey A. Hale, Affiant

Signed and sworn to (or affirmed) before me on 7-18-2022, by
Audrey A. Hale.




Signature of Notary Public