

Recorded: 8/29/2022 at 8:44:33.0 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: 2569

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

Preparer Information: (name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (name and complete address)

Andrew and Kristy Meese, 1809 140th Street, Manchester, IA 52057

Return Document To: (name and complete address)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

Grantors:

Lynn M. Ryan

Grantees:

Andrew J. Meese and Kristy L. Meese

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "A" in Part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ and Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 591

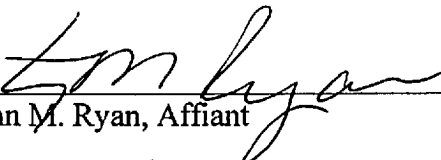
AND

Parcel 2022-45, Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; all in Sec. 21, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1239

STATE OF IOWA, COUNTY OF DELAWARE, ss:

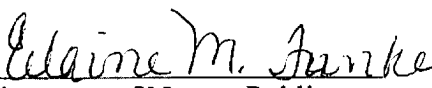
I, Lynn M. Ryan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Todd P. Tomlin and Lynn M. Ryan Revocable Trust of 2001, to which the above-described real estate was conveyed to the trustee by Todd Peter Tomlin and Lynn Marie Ryan, 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 transfer the above-described real estate to Andrew J. Meese and Kristy L. Meese 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. Todd P. Tomlin is deceased. No federal estate tax or Iowa inheritance tax was due as a result of the death of Todd P. Tomlin.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Lynn M. Ryan, Affiant

Signed and sworn to (or affirmed) before me on August 26, 2022, by
Lynn M. Ryan.




Signature of Notary Public