

Recorded: 10/24/2022 at 9:15:21.0 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: 3171

Return to/

Prepared by: Maureen A. Gronsal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Address tax statement: Joyce C. Welter Trust, 1052 S. Main Street, Monticello, IA 52310

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: UNDIVIDED ONE-HALF INTEREST IN:

LOT 8 of A. J. SCHMIDT FIRST SUBDIVISION, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 110, SAME BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.

ALL LAKE FRONTAGE RUNNING TO THE WATERFRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF DELHI LAKE, IN RESPECT TO AND ADJOINING THE ABOVE DESCRIBED PREMISES.

STATE OF IOWA, COUNTY OF JONES, ss:

I, JOYCE C. WELTER, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the LLOYD WELTER TRUST u/d/o 02/15/1995, to which the above-described real estate was conveyed by a Warranty Deed dated September 1, 2009, and filed for record on December 1, 2009, as Document No. 2009-4467 of the records of the DELAWARE County, Iowa, Recorder.
2. I am the presently existing Trustee under the Trust and pursuant to the terms of the Trust, I am authorized to convey the real estate described above by Trustee Warranty Deed to THE JOYCE C. WELTER TRUST u/d/o 02/15/1995, without any limitation or qualification whatsoever.
3. The Trust is in existence and the Trustee is 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, LLOYD J. WELTER, died on April 9, 2021.
5. The Trust is irrevocable. None of the beneficiaries of the trust are deceased.
6. All of the assets of LLOYD J. WELTER passed to individuals exempt from Iowa Inheritance Tax.

Dated: OCTOBER 21, 2022.

Joyce C. Welter
JOYCE C. WELTER

Signed and sworn to (or affirmed) before me on October 21, 2022, by JOYCE C. WELTER.

Maureen A. Gronstal
Notary Public in and for the State

