

Recorded: 11/1/2022 at 3:10:48.0 PM  
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: 3288

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** 170th Street Investments, LLC, 2095 170th Street, Manchester, IA 52057

**Return Document To:** 170th Street Investments, LLC, 2095 170th Street, Manchester, IA 52057

**Grantors:** Kyla Klosterman as trustee of the Keith D. and Earlene J. Thompson Revocable Trust

**Grantees:** 170th Street Investments, LLC

**Legal Description:** See Page 2

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



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West one-third (W1/3) of Lot One Hundred Forty Nine (149), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

AND

The West one-third (W1/3) of Lot One Hundred Forty-nine (149) of the City of Manchester, together with all rights and obligations in respect to the second-story outside stairway along the south portion of the west wall of the building on said property, together with and subject to any party-wall agreements

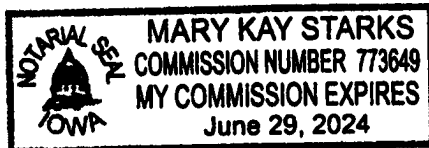
STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

- 1 I am the trustee under the Keith D. and Earlene J. Thompson Revocable Trust, to which the above-described real estate was conveyed to the trustee by Keith D. Thompson and Earlene J. Thompson, pursuant to an instrument recorded October 18, 1996, in the office of the Delaware County Recorder in in Book 137, L.D., Page 183.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to 170<sup>th</sup> Street Investments, LLC 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 Keith D. Thompson is alive. The grantor Earlene J. Thompson is deceased.
- 5 Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Earlene J. Thompson.
- 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.

Kyla Klosterman, Affiant

Signed and sworn to (or affirmed) before me on October 31, 2022, by Kyla Klosterman.

  
Signature of Notary Public