

Recorded: 12/15/2022 at 2:41:47.0 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: 3664

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

**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Taxpayer Information:** Miranda S. Axline, 121 E Acers Street, Manchester, IA 52057

**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

**Grantors:** Betty Jean Neuhaus Trust

**Grantees:** Miranda S. Axline

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of Orchard Lot described as commencing at a point 260 feet East of the Northwest Corner of said Orchard Lot, and running thence East 59 feet, thence South 315 feet, thence West 59 feet, thence North 315 feet to the point of beginning, in Henry Acers Addition to the City of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

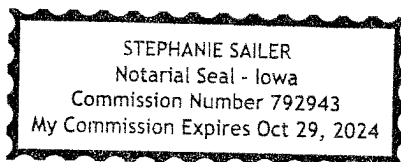
I, Stacy Spratt aka Stacy Neuhaus, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

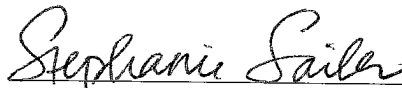
1. I am the Trustee under the Betty Jean Neuhaus Trust, to which the above-described real estate was conveyed to the Betty Jean Neuhaus Trust, pursuant to an instrument recorded on June 2, 2020, in Book 2020, Page 1751, in the records of the Delaware County, Iowa Recorder.
2. I am the presently existing Trustee under the Trust and I am authorized to convey the above-described 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 above-described real estate, free and clear of any adverse claims.
4. The grantor of the trust is not alive. No federal estate tax or inheritance tax is due as a result of the death of the grantors.
5. The trust is irrevocable and the following beneficiaries of the Trust are deceased: Marilyn Neuhaus, Carolyn Neuhaus, Linda Neuhaus, Rose Neuhaus and Ralph Neuhaus, Jr.

  
Stacy Spratt aka Stacy Neuhaus, Affiant

STATE OF IOWA, COUNTY OF BUCHANAN ss:

Signed and sworn to (or affirmed) before me on December 2, 2022, by Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust.



  
Signature of Notary Public