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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

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)

Annette Hoffa, Trustee, PO Box 253, Delhi, Iowa 52223

Return Document To: (name and complete address)

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

Grantors:

Edward A. Wulfekuhle, Co-Trustee

Marla L. Wulfekuhle, Co-Trustee

Grantees:

Annette M. Hoffa, Trustee

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South one-half (S½) of Lots One (1) and Two (2), Block Thirteen (13), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Page 516, also the North one-half (N½) of the alley adjoining said Lots One (1) and Two (2) on the South AND

The North one-half (N½) of Lots One (1) and Two (2), Block Thirteen (13), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517

STATE OF IOWA, COUNTY OF DELAWARE, ss:

We, Edward A. Wulfekuhle and Marla L. Wulfekuhle being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

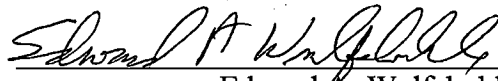
1. We are the Co-Trustees under the Edward A. Wulfekuhle Living Trust dated August 21, 2019, and any amendments thereto to which the above-described real estate was conveyed to the Co-Trustees by Warranty Deed pursuant to an Instrument recorded the 27th day of May, 2022, in the office of the Delaware County Recorder in Book 2022, Page 1689 and Business Entity Quit Claim Deed pursuant to an Instrument recorded December 9, 2022, in the office of the Delaware County Recorder in Book 2022, Page 3608. .

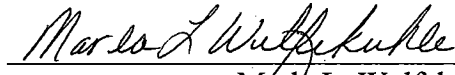
2. We are the presently existing Co-Trustees under the Trusts and we are authorized to convey the above referenced property to Annette M. Hoffa, as Trustee of the Annette M. Hoffa Revocable Trust without any limitation or qualification whatsoever.

3. The Trusts are in existence and we, as Co-Trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantors of the trust are alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Edward A. Wulfekuhle, Affiant


Marla L. Wulfekuhle, Affiant

Signed and sworn to (or affirmed) before me on January 4, 2023, by Edward A. Wulfekuhle and Marla L. Wulfekuhle.


_____, Notary Public

