

Recorded: 1/13/2023 at 9:39:55.0 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: 2023 PG: 108

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: Joseph Axline and Nichole Axline aka Nicole Axline, 404 S Tama 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: Joseph Axline and Nichole Axline aka Nicole Axline

Legal Description: See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West one half (W1/2) of Lot Two (2), Amsden's Second Addition to Manchester, Iowa, according to plat recorded in Book 19 L.D., page 336, and a piece of land described as commencing at the Northwest corner of said Lot Two (2) and running thence East four (4) rods, thence North ten (10) feet, thence West four (4) rods, thence South ten (10) feet to the place of beginning, same being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M,

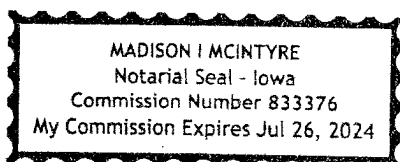
I, Stacy Spratt aka Stacy Neuhaus, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

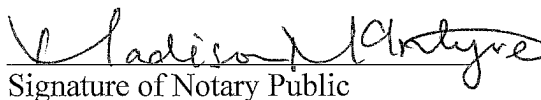
1. I am the Trustee under the Betty Jean Neuhaus Trust, to which the above-described real estate was conveyed to the Betty Jean Neuhaus Trust, pursuant to an instrument recorded on June 2, 2020, in Book 2020, Page 1751, in the records of the Delaware County, Iowa Recorder.
2. I am the presently existing 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 13, 2022, by Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust.




Signature of Notary Public