

Recorded: 2/3/2023 at 10:08:00.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 259

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

**Preparer Information:** Peter H. Wessels  
Wessels & Wierman, P.C.  
423 17<sup>th</sup> Street, Suite 102  
Rock Island, IL

**Taxpayer Information:** Andrew J. Willwerth, Trustee of  
the Tyler Douglas Ryan Trust  
1420 Baxter Avenue  
Fairbank, IA 50629

**GRANTORS:**  
Andrew J. Willwerth and Cynthia  
A. Lacey as Co-Trustees of the  
Mitchell Family Trust dated July  
10, 2019

**GRANTEES:**  
Andrew J. Willwerth as Trustee  
of the Tyler Douglas Ryan  
Trust dated January, 2023

**Legal Description:** See Attached

**Document or Instrument Number of Previously recorded Documents:** 2020-4285

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

We, Andrew J. Willwerth and Cynthia A. Lacey, being first duly sworn under oath, state of our personal knowledge that:

1. We are the Co-Trustees under the Mitchell Family Trust dated July 10, 2019, to which the real estate described on Exhibit "A" was conveyed to the Trust, pursuant to a Warranty Deed recorded the 19<sup>th</sup> day of November, 2020, in the Office of the Delaware County Recorder as Document No. 2020-4285.

2. We are the authorized agents of the presently existing Trustees under the Trust and as such, we are authorized to sell, convey, and transfer real estate without any limitation or qualification whatsoever, free and clear of any adverse claims.

3. The Grantors of the Trust are not alive.

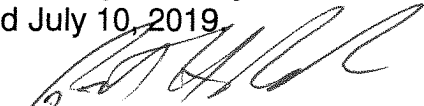
4. No Iowa Inheritance Tax Return or Federal Estate Tax Return is required and no Inheritance Tax, nor Federal Estate Tax is due.

5. The Trust is irrevocable and none of the beneficiaries of the Trust are deceased.

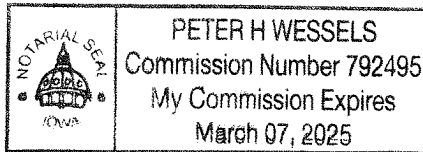
  
\_\_\_\_\_  
ANDREW J. WILLWERTH, Affiant

STATE OF IOWA                                    )  
  ) SS  
COUNTY OF BLACK HAWK                    )

Signed and sworn to before me this 1<sup>st</sup> day of February, 2023 by Andrew J. Willwerth, as Co-Trustee of the Mitchell Family Trust dated July 10, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

WLO  
IABAR/MFORMS



  
CYNTHIA A. LACEY, Affiant

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF ROCK ISLAND    )

Signed and sworn to before me this 16<sup>th</sup> day of January, 2023 by Cynthia A. Lacey, as Co-Trustee of the Mitchell Family Trust dated July 10, 2019.

  
NOTARY PUBLIC

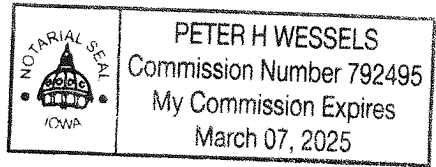


EXHIBIT "A"

The South one-half (S ½) of the East one-half (E ½) of Lot Seventy Four (74), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1