Recorded: 2/3/2023 at 10:08:03.0 AM

County Recording Fee: \$22.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$25.00

Revenue Tax:

Delaware County, Iowa Daneen Schindler RECORDER

BK: 2023 PG: 262

## **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 Jennifer C. Ryan Family 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 Jennifer C. Ryan Family Trust dated January, 2023

Legal Description: See Attached

Document or Instrument Number of Previously recorded Documents: 2020-3879

## **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 30<sup>th</sup> day of October, 2020, in the Office of the Delaware County Recorder as Document No. 2020-3879.
- 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 lowa 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.

Andru & Willwerth

ANDREW J. WILLWERTH, Affiant

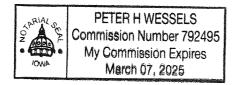
)
) SS
)

STATE OF IOWA )
) SS
COUNTY OF BLACK HAWK )

Signed and sworn to before me this 18<sup>th</sup> day of January, 2023 by Andrew J. Willwerth, as Co-Trustee of the Mitchell Family Trust dated July 10,2019.

NÓTÁRÝ PÚBLIC

WLO IABAR/MFORMS

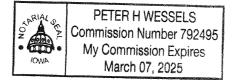


CYNTHIA A. LACEY, Affiant

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.

VOYARY PUBLIC



## EXHIBIT "A"

Lot Nine (9) of the Survey and Plat of Nelson's Subdivision of part of the North one-half (N  $\frac{1}{2}$ ) of the South one-half (S  $\frac{1}{2}$ ) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5.