

Recorded: 2/3/2023 at 10:44:43.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 267

**GRANTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Peter H. Wessels
Wessels & Wierman, P.C.
423 17th 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

GRANTEE'S AFFIDAVIT

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"

STATE OF IOWA, COUNTY OF BLACK HAWK) SS

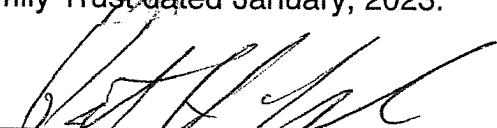
I, Andrew J. Willwerth, as Trustee of the Jennifer C. Ryan Family Trust dated January, 2023, first duly sworn under oath, state that I am the Grantee of the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference and have relied upon the Affidavit dated the 16th day of January from the Trustees of the Mitchell Family Trust dated July 10, 2019. The Grantee has no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 18th day of January, 2023.



Andrew J. Willwerth, Affiant

Signed and sworn to before me this 18th day of January, 2023, by Andrew J. Willwerth as Trustee of the Jennifer C. Ryan Family Trust dated January, 2023.



NOTARY PUBLIC

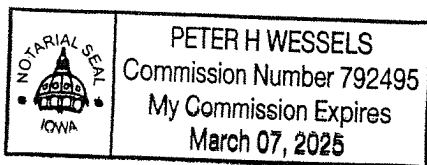


EXHIBIT "A"

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.