



Book 2023 Page 330

Document 2023 330 Type 06 010 Pages 2
Date 2/13/2023 Time 12:32:05PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

ww
⊕ **Return Document To:** B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

Grantors: The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995

Grantees: B4 Investment Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2019-06 Part Of Lot 1 Of The Subdivision Of The N 1/2 Of The SW 1/4 Of Section 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 582

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

I, Carolyn F. Brooks being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am one of the trustees under the The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995, to which the above-described real estate was conveyed to the trustee by Richard P. Lee and Shirley Lee, pursuant to an instrument recorded August 12, 2019, in the office of the Delaware County Recorder in Book 2019, Page 2139.
2 I am one of the presently existing trustees under the Trust and am authorized to transfer the above-described real estate to B4 Investment Properties, LLC without any limitation or qualification whatsoever.
3 The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4 The grantor of the trust is not alive.
5 Form 706, United States Estate Tax return, IS NOT* required to be filed as a result of the death of the Grantor.
6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Carolyn F. Brooks
Carolyn F. Brooks, Affiant

Signed and sworn to (or affirmed) before me on February 6, 2023, 2023, by Carolyn F. Brooks.



Teresa Turnis
Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.