

Recorded: 3/1/2023 at 1:39:50.0 PM  
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: 455

Prepared by: Maureen A. Gronstal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101  
Return to/Address tax statement: Michael and Megan Loেকে, 1826 180<sup>th</sup> Street, Manchester, IA 52057

### INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: AN UNDIVIDED ONE-HALF INTEREST IN:

**LOT 3, VERA'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, AS  
SHOWN IN THE PLAT OF SURVEY RECORDED AT BOOK 2023, PAGE 386,  
DELAWARE COUNTY, IOWA**

STATE OF IOWA, COUNTY OF Polk, ss:

I, DAVID V. ROSS, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the JOYCE K. ROSS TRUST DATED NOVEMBER 2, 2013, to which the above-described real estate was conveyed by a Warranty Deed dated November 2, 2013, and filed on November 27, 2013 at Book 2013 Page 3689, of the records of the Delaware County, Iowa Recorder.
2. I am the presently existing Trustee under the Trust and pursuant to the terms of the Trust, I am authorized to convey the real estate described above by Trustee Warranty Deed, 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, JOYCE K. ROSS, died on August 29, 2022.
5. The Trust is irrevocable and none of the beneficiaries of the Trust are deceased.

6. The assets of JOYCE K. ROSS passed to individuals all exempt from Iowa Inheritance tax.

David V. Ross TTEE  
DAVID V. ROSS, Affiant

Signed and sworn to (or affirmed) before me on February 23, 2023, by DAVID V. ROSS.

Erika Shetterly  
Notary Public in and for the State

