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Document 2023 1066 Type 06 010 Pages 2  
Date 5/16/2023 Time 1:23:03PM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

**Taxpayer Information:** Kara Stokes and Robert Stokes Jr., 20112 247<sup>th</sup> St., Manchester, IA 52057

**Return Document To:** Kara Stokes and Robert Stokes Jr., 20112 247<sup>th</sup> St., Manchester, IA 52057

**Grantors:** Randy L. Less as Trustee of the Randy Lee Less Revocable Trust

**Grantees:** Kara Stokes and Robert Stokes Jr.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

(w)  
(+)  
**PLEASE RETURN TO:**  
**HAWKEYE ESCROW COMPANY**  
313 3RD AVE SE  
CEDAR RAPIDS, IA 52401



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Twenty (20) of Willie's Second Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), and Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), and Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Randy L. Less, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Randy Lee Less Revocable Trust, to which the above-described real estate was conveyed to the trustee by Randy Less, pursuant to an instrument recorded May 14, 2012, in the office of the Delaware County Recorder in Book 2012 Page 1576.
- 2 I am the presently existing trustee under the Trust and I am authorized to sign any and all real estate documents for the sale of the property referred to above 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 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.

Randy L. Less  
Randy L. Less, Affiant

Signed and sworn to (or affirmed) before me on May 1, 2023, by  
Randy L. Less.



Susan K Meyer  
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.