

Recorded: 6/6/2023 at 9:35:58.0 AM
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: 1261

Return To: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704
Taxpayer: Jessica M. Hilby, 1169 225th St., Manchester, IA 52057
Preparer: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471



CORPORATE TRUSTEE'S AFFIDAVIT

RE: Lots Two Hundred Fifty-Three (253) except the East 7 feet thereof, Two Hundred Fifty-Four (254) and Two Hundred Fifty-Five (255), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

Lots Three Hundred Fifteen (315), Three Hundred Sixteen (316), Three Hundred Seventeen (317), Three Hundred Eighteen (318) and the East one-half (E 1/2) of Lot Three Hundred Fourteen (314), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

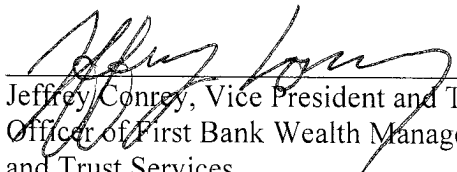
Lot Two Hundred Fifty-Six (256), and the East one-half (E 1/2) of Lot Two Hundred Fifty-Seven (257), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134.

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

I, Jeffrey Conrey, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

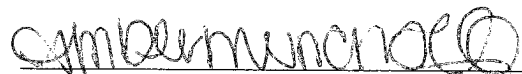
- 1 First Bank Wealth Management and Trust Services is the trustee under Mable McKay Child Family Trust dated on December 22, 1992, to which the above-described real estate was conveyed to the trustees as follows:
 - a. Lots 253, 254, and 255 were conveyed by a Court Officer Deed from Ila Mae Marquardt and Randy Charles Marquardt, Co-Executors of the Estate of Mabel McKay Child a/k/a Mabel Child, to Ila Mae Marquardt and Randy Charles Marquardt, Trustees of the Mabel McKay Child Family Trust, dated December 16, 1992, filed December 22, 1992, in Book 52, T.L.D., Page 130, in the records of the Delaware County, Iowa Recorder.

- b. Lots 256 and the East 1/2 of Lot 257, the East 1/2 of Lot 314, and Lots 315, 316, 317, and 318 were conveyed as follows: an undivided one half interest by a Court Officer Deed from Ila Mae Marquardt and Randy Charles Marquardt, Co-Trustees of the Dale J. Child Family Trust Under Article VI, to Ila Mae Marquardt and Randy Charles Marquardt, Trustees of the Mabel McKay Child Family Trust, dated February 5, 1996, filed February 15, 1996, in Book 55, T.L.D., Page 46, in the records of the Delaware County, Iowa Recorder and an undivided one-half interest by a Court Officer Deed from Ila Mae Marquardt and Randy Charles Marquardt, Executors of the Estate of Mabel McKay Child, a/k/a Mabel Child, to Trustees of the Mabel McKay Child Family Trust, dated March 9, 2006, filed July 19, 2006, in Book 2006, Page 2584, in the records of the Delaware County, Iowa Recorder.
- 2 First Bank Wealth Management and Trust Services is the presently existing trustee under the Trust and is authorized to convey any and all interest in the above-described real estate, without any limitation or qualification whatsoever, and I am Vice President and Trust Officer of First Bank Wealth Management and Trust Services, the corporate trustee.
- 3 The Trust is in existence and First Bank Wealth Management and Trust Services as trustee is 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.



Jeffrey Conrey, Vice President and Trust
Officer of First Bank Wealth Management
and Trust Services

Signed and sworn to (or affirmed) before me on June 2, 2023, by Jeffrey Conrey, Vice President and Trust Officer of First Bank Wealth Management and Trust Services, Trustee of the Mable McKay Child Family Trust.



Signature of Notary Public

