

Recorded: 6/6/2023 at 11:15:03.0 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: 1269

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

**Return Document To:** Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

**Grantors:** Mary Chris O'Brien-Schnieders and Lori Ann Schaul as co-trustees of William John (John) O'Brien Revocable Trust dated May 1, 2014

**Grantees:** Ashley Pierce and Justin Pierce

**Legal Description:** See Page 2

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



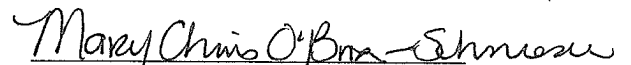
## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North one-half (N 1/2) of Lot Twenty-four (24), except the East eighty seven (87) feet thereof, of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

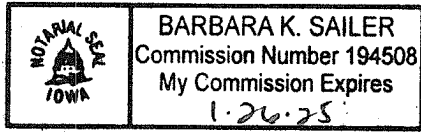
STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Mary Chris O'Brien-Schnieders, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am one of the trustees under the William John (John) O'Brien Revocable Trust dated May 1, 2014 to which the above-described real estate was conveyed to the trustee by Wm. J. O'Brien, pursuant to an instrument recorded May 1, 2014, in the office of the Delaware County Recorder in Book 2014, Page 1008.
- 2 I am one of the presently existing trustees under the Trust and the co-trustees are authorized to convey the aforementioned real estate 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.

  
Mary Chris O'Brien-Schnieders,  
Affiant *trustee*

Signed and sworn to (or affirmed) before me on June 2, 2023 by Mary Chris O'Brien-Schnieders.



*Barbara K Sailer*  
Signature of Notary Public