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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (name and complete address)

Nicole L. Ries, 921 White Oak Street, Manchester, Iowa 52057

Return Document To: (name and complete address)

① Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Grantors:

Jeffrey J. Niehaus, Trustee

Grantees:

Nicole L. Ries

Steven E. Carr

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-half (1/2) interest in Lot Twenty Six (26) of Oakview Estates First Subdivision A Subdivision of Part of the NE¼ of the SW¼ Section 33, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2892.

STATE OF IOWA , COUNTY OF DELAWARE, ss:

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

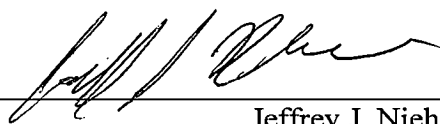
1. I am the trustee under the Trust dated March 18, 2015 to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an Instrument recorded the 17th day of March, 2023 in the office of the Delaware County Recorder in Book 2023, Page 596.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above referenced property to Nicole L. Ries 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.

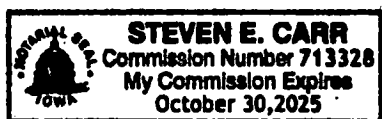
4. The grantor of the trust is alive.

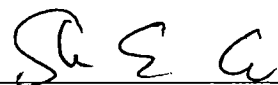
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



Jeffrey J. Niehaus, Affiant

Signed and sworn to (or affirmed) before me on August 1, 2023, by Jeffrey J. Niehaus.





Notary Public