

Recorded: 8/11/2023 at 3:23:19.0 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: 1895

Prepared by & Return to: Kyle R. Day, Lane & Waterman LLP, 220 N. Main St., #600, Davenport, IA 52801-1953 (563) 324-3246

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Fifteen (15) of Windy Hollow, a Subdivision of Part of the NE fr. $\frac{1}{4}$ and part of the SE $\frac{1}{4}$, Section 4, Township 88N, Range 5, West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2000, Page 1238.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the current trustee of the Dolan Family Trust dated December 9, 2009, and any amendments thereto, to which the above-described real estate was conveyed to Kathleen E. Dolan as Trustee of the Dolan Family Trust dated December 9, 2009 by Sharon A. Snitker, a single person, pursuant to an instrument recorded March 24, 2022 in Book 2022 at page 952 in the office of the Delaware County Recorder.

2. I am the presently existing trustee under the Trust and I am authorized to sell the property 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 deceased. All property passed to lineal descendants and therefore, there is no Iowa Estate Tax or Iowa Inheritance due or owing. Form 706, United States Estate Tax Return, is not required to be filed.

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

Dated August 11, 2023.



Ryan Dolan, Affiant

STATE OF IOWA, COUNTY OF DELAWARE, ss:

Signed and sworn to (or affirmed) before me on August 11, 2023 by Ryan Dolan.

Teresa J. Greve
Notary Public

