

Recorded: 9/11/2023 at 8:38:06.0 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: 2211

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer/Return to:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359

Taxpayer Information:

Mark G. Fensterman, 2868 Hickory Hill, Dubuque, IA 52001,
Justin L. Fensterman, 17094 E 102nd Pl, Commerce City, CO 80022
Sue Ann Mollenhauer, 20 122nd St, Lisbon, IA 52253

Grantors:

Norman G. Fensterman Trust

Grantees:

Mark G. Fensterman
Justin L. Fensterman
Sue Ann Mollenhauer

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-seventh interest in:
The East one-fourth (E $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eleven (11), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., except Parcel 2018-93 In The Southwest Quarter Of The Northwest Quarter (SW $\frac{1}{4}$ -NW $\frac{1}{4}$) Of Section 11, Township 90 North, Range 3 West Of The Fifth Principal Meridian; Delaware County, Iowa, according to plat recorded in Book 2018, Page 2808;
AND

An undivided one-half interest in:
The North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., except Parcel B in the S $\frac{1}{2}$ - SE $\frac{1}{4}$ and Parcel C in the SW $\frac{1}{4}$ - SE $\frac{1}{4}$, both in Section 10; T90N - R3W Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 129.

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

I, Mark G. Fensterman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Norman G. Fensterman Trust, to which the above-described real estate was conveyed to the Trustee by Norman Grant Fensterman and Carol S. Fensterman, pursuant to an instrument recorded January 12, 2006 in the office of the Delaware County Recorder in Book 2006 Page 107 and an instrument recorded January 9, 2006 in the Office of the Delaware County Recorder in Book 2006 Page 69.
- 2 I am the presently existing Trustee under the Trust and I am authorized to sell the above described 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.

Mark G. Fensterman

Mark G. Fensterman, Affiant

Signed and sworn to (or affirmed) before me on September 7, 2023, by Mark G. Fensterman.



[Signature]

Signature of Notary Public