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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA


INDIVIDUAL TRUSTEES' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, IA 50644
Phone: (319) 334-4488

Taxpayer Information:

Mitchel A. Dickson
1379 132nd Street
Dundee, Iowa 52038

 **PLEASE RETURN TO:**
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Return Document To:

Same as Taxpayer

Grantors:

LaDema Fisher Vanek Trust dated September 8, 1988

Grantees:

Mitchel A. Dickson

Legal Description: See Page 2

Document or instrument number if applicable:

INDIVIDUAL TRUSTEES' AFFIDAVIT

RE: Lot Two (2) of the Subdivision of the North one-half (½) of the Northeast Quarter (NE¼) of Section Twenty Two (22), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 10, except that part described as beginning at the Northeast corner of the Northeast Quarter (NE¼) of said Section Twenty (22), thence North 90° 00' West along the North line of said Northeast Quarter (NE¼) four hundred sixty two and eight-tenths (462.8) feet to the point of beginning, thence continuing North 90° 00' West along said North line one hundred nine and forty two hundredths (109.42) feet, thence South 45°00' West three hundred fifty (350) feet, thence South 53°22' East three hundred twenty three and forty two hundredths (323.42) feet, thence North 27°07' East three hundred twenty eight and ninety nine hundredths (328.99) feet to the Westerly right-of-way line of the existing county road, thence North 19° 37' West along said right-of-way line one hundred fifty six and seventy four hundredths (156.74) feet to the point of beginning.

STATE OF IOWA, COUNTY OF BUCHANAN, ss:

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

1. I am the trustee under the LaDema Fisher Vanek Trust, dated September 8, 1988, to which the above-described real estate was conveyed to the trustee by LaDema Fisher Vanek pursuant to an instrument recorded on September 26, 1988, in the office of the Delaware County Recorder in Book 123, Page 111.
2. I am the presently existing trustee under the Trust, and I am authorized to sell the above-referenced property to Mitchel A. Dickson without any limitation or qualification whatsoever.
3. The Trust is in existence and I, the trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. Form 706, United State Estate Tax Return is not required to be filed as a result of the Grantor.
5. Trust is irrevocable and some of the beneficiaries of the trust are deceased. Iowa Inheritance Tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.

Lee Franck trustee
Lee Franck, Affiant

Signed and sworn to (or affirmed) before me on the 16 day of October 2023, by Lee Franck, as Trustee.

Bm Z

Signature of Notary Public

