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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By and Return Document To: Michael S. Vervaecke, Hayek, Moreland, Smith & Bergus, L.L.P.,
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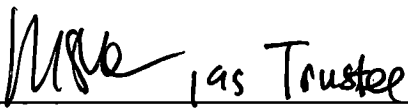
**TRUSTEE'S AFFIDAVIT
AND
AFFIDAVIT IN COMPLIANCE WITH IOWA CODE SECTION 450.22
REGARDING
REAL ESTATE DESCRIBED ON EXHIBIT "A" ON PAGES 4-6**

The undersigned, being first duly sworn and under oath, depose and state:

1. Betty Jean Neuhaus was the Trustor and Joyce Johnson was the Trustee of the Betty Jean Neuhaus Revocable Trust, also known as the Betty Jean Neuhaus Trust (the "Trust"), to which the real estate described on the attached Exhibit "A" was conveyed to the Trust by Court Officer Deed filed June 2, 2020, in Book 2020 at Page 1751, and by Court Officer Deed filed June 23, 2020, in Book 2020 at Page 2062, in the office of the Delaware County Recorder.
2. Betty Jean Neuhaus died testate October 2, 2018.
3. Upon the death of Betty Jean Neuhaus, the Trust became irrevocable.
4. Michael S. Vervaecke is the acting Trustee under the Trust.
5. The Estate of Betty Jean Neuhaus was formally probated as Delaware County Probate No. ESPR006267.
6. There is no liability against the real estate described on the attached Exhibit "A" for any wealth transfer tax, federal or state.

7. As Trustee, the undersigned has the authority to transfer the real estate described on the attached Exhibit "A" without any limitation or qualification whatsoever to S & B Promotions, LLC.
8. As Trustee, the undersigned has the authority to convey such real estate without requiring the approval of any Court or any person.
9. The Trust is in existence and as Trustee, the undersigned is authorized to transfer all interest in the real estate described on the attached Exhibit "A" free and clear of any adverse claims whatsoever.
10. Marilyn Neuhaus, Carolyn Neuhaus, Linda Neuhaus, Rose Neuhaus, and Ralph Neuhaus, Jr., beneficiaries of the Trust, are deceased.
11. The balance of this page is intentionally left blank.

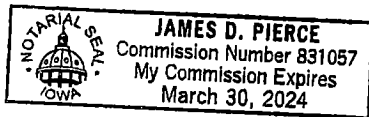
**SIGNATURE PAGE
OF
MICHAEL S. VERVAECKE, TRUSTEE
TO
TRUSTEE'S AFFIDAVIT
AND
AFFIDAVIT IN COMPLIANCE WITH IOWA CODE SECTION 450.22**

 195 Trustee Dated: 10-18-23

Michael S. Vervaecke
As Trustee of the Betty Jean Neuhaus Revocable Trust, also known as
the Betty Jean Neuhaus Trust

STATE OF IOWA, JOHNSON COUNTY, ss:

On this 18th day of October, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael S. Vervaecke, as Trustee of the Betty Jean Neuhaus Revocable Trust, also known as the Betty Jean Neuhaus Trust**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he, as such Trustee, executed the same as his voluntary act and deed of himself, of such Trustee, and of said Trust.



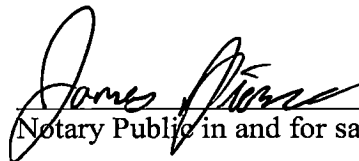

Notary Public in and for said State

EXHIBIT "A"
TO
TRUSTEE'S AFFIDAVIT
AND
AFFIDAVIT IN COMPLIANCE WITH IOWA CODE SECTION 450.22

- 1. THE WEST 32 FEET OF THE SOUTHWEST QUARTER OF LOT L IOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA, EXCEPT THAT PART OF SAME USED FOR HOWARD STREET, AND THE EAST 16 FEET OF LOT 17, BLOCK 1, OF TOOGOOD AND BETHEL'S SUBDIVISION OF THE NORTH PART OF LOT 1 OF IOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA.**

- 2. THE SOUTH THIRTY-NINE (39) FEET OF LOT 205, AND THE SOUTH THIRTY-NINE (39) FEET OF THE EAST SIX (6) FEET OF LOT 204, IN THE CITY OF MANCHESTER, IOWA.**

- 3. LOT 645, CITY OF MANCHESTER, IOWA.**

- 4. THE WEST 21 FEET OF LOT 643, AND THE EAST ONE-HALF (E½) OF THAT PART OF SECOND STREET LYING IMMEDIATELY WEST OF AND ADJOINING SAID LOT 643, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**

- 5. THE EAST 45 FEET OF THE SOUTH 101 FEET OF LOT 653, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**

- 6. LOTS 815 AND 816 IN THE CITY OF MANCHESTER, IOWA.**

- 7. LOTS 719 AND 720 OF THE CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK I L.D., PAGES 284-285, SUBJECT TO EASEMENTS OF RECORD.**

- 8. LOT 853, EXCEPT THE WEST SIXTEEN AND ONE-HALF (16½) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.**

9. LOT 789 IN THE CITY OF MANCHESTER, IOWA.
10. LOT 813 IN THE CITY OF MANCHESTER, IOWA.
11. LOT 931, OF THE ORIGINAL PLAT OF MANCHESTER, IOWA.
12. LOT 660, IN THE CITY OF MANCHESTER, IOWA.
13. THE SOUTH 33 FEET OF LOT TWO (2), AND THAT PART OF LOT NINE (9) DESCRIBED AS COMMENCING AT THE SOUTHEAST COMER OF SAID LOT TWO (2) AND RUNNING THENCE SOUTH 60 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT NINE (9), THENCE NORTH ALONG THE WEST LINE OF SAID LOT NINE (9) TO THE SOUTHWEST COMER OF SAID LOT TWO (2), THENCE EAST TO THE PLACE OF BEGINNING, ALL IN A.R. LOOMIS ADDITION TO MANCHESTER, IOWA, SAME BEING A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA
14. LOT 792 OF THE CITY OF MANCHESTER, IOWA, SAME BEING A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA.
15. LOT 869 EXCEPT THE WEST TWELVE (12) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.
16. THE EAST 55 $\frac{1}{2}$ FEET OF 848 OF THE CITY OF MANCHESTER, IOWA, SAME BEING A PART OF THE SOUTHEAST (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.
17. LOTS 807, 808, AND 809, EXCEPT THE NORTH 48 FEET OF SAID LOTS, ALSO DESCRIBED AS THE SOUTH 67 FEET OF LOTS 807, 808, AND 809, OF THE CITY OF MANCHESTER, IOWA.

18. **LOT 823 AND 824, IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK I L.D., PAGE 284.**
19. **LOT 628, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**
20. **LOT 716, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**
21. **LOT EIGHT HUNDRED SIXTY FOUR (864), AND LOT EIGHT HUNDRED SIXTY THREE (863), EXCEPT THE SOUTH FORTY (40.0) FEET OF SAID LOT EIGHT HUNDRED SIXTY THREE (863), ALL IN MANCHESTER, IOWA.**
22. **THE NORTH 50 FEET OF LOTS 895 AND 896, IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284.**
23. **THE SOUTH 65 FEET OF LOTS 895 AND 896, IN THE CITY OF MANCHESTER, IOWA, PER PLAT RECORDED IN BOOK I L.D., PAGE 284.**
24. **LOT 903 IN THE CITY OF MANCHESTER, IOWA.**
25. **LOT 526, EXCEPT THE SOUTH SIXTY-FIVE (65) FEET THEREOF; AND LOT 527, EXCEPT THE SOUTH SIXTY-FIVE (65) FEET THEREOF, AND FURTHER EXCEPTING THE WEST TWENTY-NINE (29) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.**
26. **LOT 558 IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I, L.D., PAGE 284.**
27. **LOTS 728 AND 729, IN THE CITY OF MANCHESTER, IOWA.**
28. **LOT 211, IN THE CITY OF MANCHESTER, IOWA.**