

Recorded: 12/28/2023 at 1:02:15.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3249

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804;
319-363-0101

Return to/Address tax statement: Brett D. Arduser, 801 Wood Lily Road, Solon, IA 52333

TRUSTEES' AFFIDAVIT

RE:

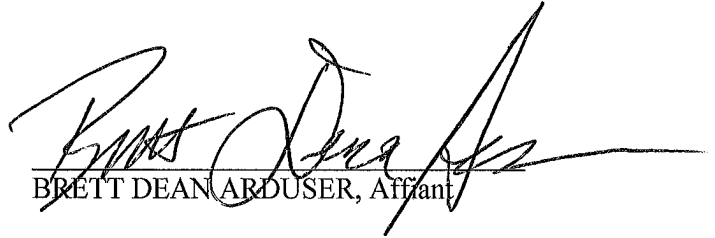
THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SIX (26); THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), ALL IN TOWNSHIP EIGHTY-SEVEN NORTH, RANGE THREE (3), WEST OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA AND CONTAINING 159 ACRES MORE OR LESS.

STATE OF IOWA, COUNTY OF JONES, ss:

WE, BRETT DEAN ARDUSER and ANGELA LYNN DUTRA, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Trustees of the PEGGY ARDUSER FAMILY TRUST, to which the above-described real estate was conveyed by a Quit Claim Deed dated October 9, 2019, and filed of record on October 18, 2019, in Book 2019 Page 2913, of the records of the Delaware County, Iowa, Recorder.
2. We are the presently existing Trustees under the Trust and pursuant to the terms of the Trust, we are authorized to convey the real estate described above by Trustee Warranty Deed to BRETT DEAN ARDUSER and ANGELA LYNN DUTRA, without any limitation or qualification whatsoever.
3. The Trust is in existence and the Trustees are authorized to transfer the interest in the real estate as described in Article 6G, free and clear of any adverse claims.
4. The Trust is irrevocable. The Grantor of the Trust, PEGGY JEAN ARDUSER, passed away on August 29, 2023. There was no federal estate tax or Iowa inheritance tax due as a result of the death of PEGGY JEAN ARDUSER.


Dated: December 26, 2023.


BRETT DEAN ARDUSER, Affiant


ANGELA LYNN DUTRA, Affiant

Signed and sworn to (or affirmed) before me on December 26, 2023, by BRETT DEAN ARDUSER
and ANGELA LYNN DUTRA




Notary Public in and for the State of Iowa