

Recorded: 1/5/2024 at 9:15:02.0 AM
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: 2024 PG: 50

**TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantor: Patsy L. Baskerville, Trustee of the Patsy Baskerville Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE'S AFFIDAVIT

RE: Commencing at a point on the North line of the East Half of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M., where said line intersects the West line of the Right of Way of the Manchester & Oneida Railroad Company, running thence West along the North line of said Section Seven, Nine rods, thence South Eight rods, thence East Eleven rods to the West line of said right of way of the Manchester & Oneida Railroad Company, thence Northeasterly along the West line of said right of way Eight and 24/100 rods to the place of beginning, all being in the East ½ of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M.

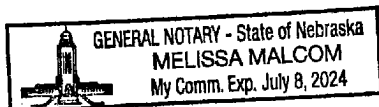
STATE OF Nebraska, COUNTY OF Dawson, ss:

1. I, Patsy L. Baskerville, am the Trustee under the Patsy Baskerville Living Trust to which the above-described real estate was conveyed to the Trustee by Patsy L. Baskerville pursuant to a Quit Claim Deed recorded on July 5, 2022, in the office of the Delaware County Recorder in Book 2022, Page 2111.
2. I am the presently existing Trustee under the Trust and I am authorized to convey 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 above-described real estate, free and clear of any adverse claims.
4. The grantor of the trust is alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated: December 29, 2023

Patsy L. Baskerville
Patsy L. Baskerville, Affiant

Signed and sworn to (or affirmed) before me on December 29, 2023, by Patsy L. Baskerville, Trustee of the Patsy Baskerville Living Trust.



Melissa Malcom
Signature of Notary Public