

Recorded: 1/18/2024 at 1:32:24.0 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: 2024 PG: 135

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** James P. Kerns and Jody M. Kerns, 1463 200th Ave, Manchester, Iowa 52057

**Return Document To:** James P. Kerns and Jody M. Kerns, 1463 200th Ave, Manchester, Iowa 52057

**Grantors:** Jody M. Kerns as trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016

**Grantees:** James P. Kerns and Jody M. Kerns

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East one-half (E½) of the Southeast Quarter (SE¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except commencing at a point three hundred fifty (350) feet South of the Northeast corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section Two (2), and running thence West two hundred eighty three (283) feet, thence South three hundred forty (340) feet, thence East two hundred eight three (283) feet, thence North three hundred forty (340) feet to the point of beginning, and also except that part platted as Hoefer Subdivision; in the Southeast Quarter of the Southeast Quarter of Section 2, Township 90 North Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 2286

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Jody M. Kerns, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Joseph C. Kintzle Revocable Trust dated July 11, 2016, to which the above-described real estate was conveyed to the trustee by Joseph C. Kintzle, pursuant to an instrument recorded August 1, 2016, in the office of the Delaware County Recorder in Book 2016, Page 1986.
2 I am the presently existing trustee under the Trust and I am authorized to transfer and 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 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.

Jody M. Kerns
Jody M. Kerns, Affiant

Signed and sworn to (or affirmed) before me on Jan 17, 2024, by Jody M. Kerns.

[Signature]
Signature of Notary Public

