

Recorded: 2/22/2024 at 3:13:59.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 412

Prepared by / Return to: Donald L. Johnson, Shuttleworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, Iowa 52406-2107; Phone: (319) 365-9461.

INDIVIDUAL TRUSTEE'S AFFIDAVIT  
OF SUSAN B. GARNER, TRUSTEE OF THE  
ROBERT R. GARNER DECLARATION OF TRUST, DATED SEPTEMBER 5, 2008

RE: See Exhibit A attached

I, Susan B. Garner, being first duly sworn (or affirmed) on oath, state of my personal knowledge that:

1. I am the Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008, to which the above-described real estate was conveyed by the City of Manchester, Iowa, pursuant to a deed recorded on May 16, 2018, in Book 2018, Page 1297 and Susan Drahos Garner and Robert R. Garner, wife and husband, pursuant to a deed recorded May 21, 2010, in Book 2010, Page 1518 and Robert R. Garner and Susan B. Garner, husband and wife, pursuant to a deed recorded on September 9, 2008, in Book 2008, Page 2831 of the records of the Delaware County, Iowa Recorder.

2. I am presently the Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008, and am authorized to execute and deliver a Trustee Warranty Deed conveying the above-described property to Susan B. Garner, as Trustee of the Susan B. Garner Declaration of Trust, dated September 5, 2008, without any limitation or qualification whatsoever.

3. The Robert R. Garner Declaration of Trust dated September 5, 2008, is in existence and Susan B. Garner, as Trustee, is authorized to transfer the interests in the real estate as described in paragraph 2, free and clear of any adverse claims.

Dated FEB. 12TH, 2024.

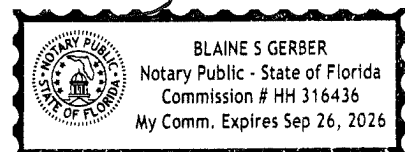
Robert R. Garner Declaration of Trust dated  
September 5, 2008

Susan B. Garner  
Susan B. Garner, Trustee

STATE OF FLORIDA, SAKASOTA COUNTY, ss:

Subscribed and sworn to before me by Susan B. Garner this 12 day of  
February, 2024.

Blaine S. Gerber  
Notary Public



## EXHIBIT A

The North one-half of the Southeast Quarter of Section 1, Township 87 North, Range 6, West of the Fifth P.M.,

And

All that part of the Southeast Quarter of Section 7, Township 87 North, Range 5 West of the 5th P.M. lying East of the Illinois Central Railroad Company right of way-except commencing at the Northeast corner of said Southeast Quarter of Section 7, thence South 264 feet, thence West 165 feet, thence North 264 feet, thence East 165 feet to place of beginning, and also except commencing at the Southwest corner of the said Southeast Quarter of Section 7, running thence East 731 feet, thence North 718 feet, thence West to the Illinois Central Railroad Company right of way, thence Southwesterly along the East line of the Illinois Central Railroad Company right of way to a point 303 feet North of said Southwest corner of said Southeast Quarter of Section 7, thence South to the place of beginning and also excepting that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 7, Township 87 North, Range 5 West of the 5th P.M., described as commencing at a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$ ) which is seven hundred thirty one (731.0) feet East of the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$ ), running thence North seven hundred eighteen (718.0) feet, thence East four hundred twenty seven (427.0) feet, thence South seven hundred eighteen (718.0) feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$ ), thence West four hundred twenty seven (427.0) feet on the South line of said Southeast Quarter (SE $\frac{1}{4}$ ) to the point of beginning, subject to highways and easements of record.

And

The South one-half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section One (1), Township Eighty-seven (87), Range Six (6), West of the 5th P.M., Delaware County, Iowa, containing eighty (80) acres, more or less, subject to existing public highways.

And

The South one-half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M. except parcel sold to State of Iowa recorded in L.D. Book 96 at Page 169.

And

The Northeast Quarter (except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 96 L.D., Page 148) of Section Thirty Six (36), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M., Delaware County except that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-Six (36), Township Eighty-Eight North (T88N), Range Six West (R6W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Thirty-Six (36), thence North 89°-50'-00" West 175.50 feet to the point of beginning, thence North 89°-50'-00" West 364.40 feet, thence North 0°-23'-45" East 1,010.0 feet, thence

South 89°-50'-00" East 464.93 feet to the Westerly right of way line of Iowa Highway No. 13, thence South 1°-02'-00" East along said right of way line 35.66 feet, thence North 88°-35'-30" West along said right of way line 15.00 feet, thence South 1°-02'-00" East along said right of way line 231.60 feet, thence West along said right of way line 10.00 feet, thence South 1°-01'-00" East along said right of way line 644.40 feet, thence South 45°-06'-00" West 139.60 feet to the point of beginning, said parcel containing approximately 10.44 acres, of which approximately 0.44 acre is in county road right of way.

And

Lot Seven Hundred Five (705), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

And

The South 1/2 of the vacated alley adjacent to Lot 705, Manchester, Iowa, according to plats recorded in Book 1 L.D., Pages 284-285.