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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Matthew D. Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402,
Phone: 319-297-7222

Taxpayer Information: Chad Allen Eschen, 1827 180th Ave, Manchester, IA 52057 and

Return Document To: Chad Allen Eschen, 1827 180th Ave, Manchester, IA 52057

Grantors: Gregg A. Eschen as trustee of Eschen Family Trust

Grantees: Chad Allen Eschen and Jennifer Frances Eschen

Legal Description: See Page 2

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The West fractional one-half (Wfr 1/2) of the Northwest Quarter (NW 1/4) and the West one-half (W 1/2) of the East one-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

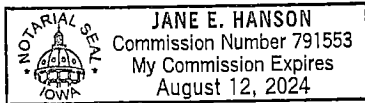
STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Gregg A. Eschen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Eschen Family Trust dated August 26, 2008, as amended, to which the above-described real estate was conveyed to the trustee by Arthur E. Eschen Jr. and Bonita Eschen, husband and wife, pursuant to instruments recorded 8/29/2008 & 2/29/2012, in the office of the Delaware County Recorder in Book 2008, Page 2704 & Book 2012, Page 665.
- 2 I am the presently existing trustee under the Trust and I am authorized to execute a Trustee Warranty Deed 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 grantors of the trust are not alive.
- 5 Form 706, United States Estate Tax return, was not required to be filed as a result of the death of the Grantors.
- 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.

Gregg A. Eschen
Gregg A. Eschen, Affiant

Signed and sworn to (or affirmed) before me on February 1, 2024, by Gregg A. Eschen.



Jane E. Hanson
Signature of Notary Public