

Recorded: 3/5/2024 at 9:37:58.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 502

Prepared by: Ann M. Klostermann McCre Nazette Manner Nathanson Knoll LLP 615 – 2 nd Street SW Cedar Rapids, Iowa 52404 Telephone: 319-366-1000 Facsimile: 319-313-7849	Return to/Taxpayer Address: Christine Rogers 306 Hickory Lane Otley, Iowa 50214
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TRUSTEES' AFFIDAVIT

RE: See attached Exhibit A

STATE OF IOWA)
) SS:
COUNTY OF LINN)

We, Diana Rosenberger Moulton and Christine Rogers, Trustees of the Thomas D. Rosenberger Revocable Trust dated June 29, 2020 (herein the "Trust"), being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We, Diana Rosenberger Moulton and Christine Rogers, are the Trustees of Thomas D. Rosenberger Revocable Trust dated June 29, 2020, to which the above-described real estate was conveyed to the Trustee of such Trust pursuant a Special Warranty Deed recorded on June 29, 2020 in the Office of the Delaware County Recorder in Book 2020 at Page 2132.

2. We are the presently existing Trustees of the Trust and we are authorized to convey the real estate referenced above to Diana Rosenberger Moulton and Christine Rogers without any limitation or qualification whatsoever.

3. The Thomas D. Rosenberger Revocable Trust dated June 29, 2020 is in existence and we, as Trustees of such Trust, are authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

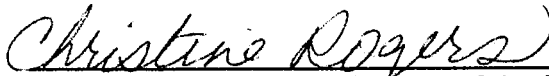
4. To our knowledge the grantor was under no legal disability or infirmity at the time that the Trust was created. The transfer by us, as Trustees, to the grantees is effective and rightful. As Trustees, we know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

5. Either the Trust is revocable, or if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased. No Iowa or federal inheritance/estate tax is due by the grantor or the Trust.

Dated: February 29, 2024



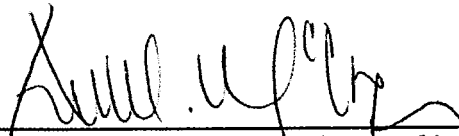
Diana Rosenberger Moulton, Co-Trustee of the
Thomas D. Rosenberger Revocable Trust dated
June 29, 2020



Christine Rogers, Co-Trustee of the Thomas D.
Rosenberger Revocable Trust dated June 29,
2020

STATE OF IOWA)
)
COUNTY OF LINN) SS:

On this 29th day of February, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared DIANA ROSENBERGER MOULTON and CHRISTINE ROGERS, to me known to be the identical persons named in and who executed the foregoing instrument as Co-Trustees, of the Thomas D. Rosenberger Revocable Trust dated June 29, 2020, and acknowledged that they executed the same as the voluntary act and deed of the persons and the fiduciaries.



Notary Public in and for State of Iowa



EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the South $1/3^{\text{rd}}$ of the SE $1/4$ lying East of the public highway in Section 28 and a tract of land described as: Commencing at the NE corner of the NE $1/4$ of Section 33; thence West approximately 660 feet to the center of the public highway; thence in a SE-ly direction in the center of the public highway approximately 1,750 feet; thence North along the section line approximately 1,488 feet to the point of beginning; all in Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa;

AND

The SW $1/4$ of the SW $1/4$ of the SW $1/4$ of Section 27, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.