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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Jason A. Sullivan, 306 E Harrison Street, Edgewood, IA 52042
Taxpayer: Jason A. and Kimberly A. Sullivan, 302 S Bell Street, Edgewood, IA 52042
Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,
Phone: 563-933-4334



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Six (6), except the North Fifty-five (55) feet thereof, of Perrinjaquet's Addition to Edgewood, Delaware County, Iowa; according to Plat in Book 2, Plats, Page 65.

STATE OF IOWA, COUNTY OF Delaware, ss:

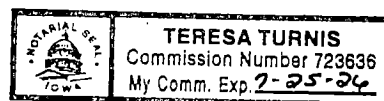
I, Francis A. Sperfslage, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Francis A. Sperfslage Trust dated August 10, 2010, to which the above-described real estate was conveyed by Francis A. Sperfslage, pursuant to an instrument recorded October 17, 2022, in the office of the Delaware County Recorder at Book 2022 Page 3119.
2. I am the presently existing trustee under the Trust and I am authorized to sell 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 alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Francis A. Sperfslage

Francis A. Sperfslage, Affiant

Signed and sworn to (or affirmed) before me on May 7, 2024, by
Francis A. Sperfslage.



Teresa Turnis
Signature of Notary Public